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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

*Thursdays, December 27, 2001 and
January 3, 2002*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 27, 2001 and January 3, 2002* have been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 10, 2002.*

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	ANITA THEOHARIS
VICE-PRESIDENT	WILLIAM W. FAY
COMMISSIONER	ROSALYN BALTIMORE
COMMISSIONER	HECTOR CHINCHILLA
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	MYRNA LIM
COMMISSIONER	JIM SALINAS, Sr.
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 10, 2002

1:30 PM

Regular Meeting

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JAN - 7 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Anita Theoharis
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Hector Chinchilla; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Hector Chinchilla; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0927C (VELLVE: 558-6263)
1515 to 1541 - 19th AVENUE - west side, between Kirkham and Lawton Streets, Lot 004, Assessor's Block 1865 - Request for Conditional Use Authorization pursuant to Section 209.6(b) of the Planning Code to install three (3) panel antennas and related equipment as part of Sprint PCS's wireless telecommunications network on a publicly-used structure (a telephone switching station) within a RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District. The proposal is a Preference Location 1.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to January 24, 2002)

- 2a. 2001.0800CD (M.SNYDER: 575-6891)
301 GUERRERO STREET - AKA 1795 15TH STREET - currently occupied by the business called Jet Hand Carwash and Detailing, southeast corner of 15th Street and Guerrero Streets, Lot 35 in Assessor's Block 3555 - Request for Conditional Use authorization under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) to allow the construction of three market rate dwelling units in an RH-3 (Residential, House, Three-family) District, a 40-X Height and Bulk District, and the Mission District.
Preliminary Recommendation : Approval with Conditions
(Proposed for Continuance to February 28, 2002)

- 2b. 2001.0800CD (M.SNYDER: 575-6891)
301 GUERRERO STREET - AKA 1795 15TH STREET - currently occupied by the business called Jet Hand Carwash and Detailing, southeast corner of 15th Street and Guerrero Street, Lot 35 in Assessor's Block 3555 - Mandatory Discretionary review under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) for the change of use from a car washing business to three market-rate dwelling units, in the RH-3 (Residential, House, Three-Family) District, a 40-X Height and Bulk District, and the Mission District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project as proposed.
(Proposed for Continuance to February 28, 2002)

3. 2001.0739DDDDDD (CABREROS: 558-6169)
3352 WASHINGTON STREET - north side between Walnut Street and Presidio Avenue, Lot 011 in Assessor's Block 0984 - Requests for Discretionary Review of Building Permit Application 2000/0616/2818S proposing to construct a dormer, deck and windscreens at roof level, to horizontally expand the rear of the existing building and to alter both front and rear facades in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 14, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of December 6, 13 and 20, 2001.
5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

- 8a. 2000.074EKXC (LeBLANC: 558-6351)

77 VAN NESS AVENUE - west side between Fell and Hickory Streets, Lot 22 in Assessor's Block 834 - Request under Planning Code Section 309 for Determinations of Compliance and Request for Exceptions including an exception to the rear yard requirement as permitted in Code Section 134(d), an exception to the bulk limits of Section 270 as permitted in Section 272, and an exception to ground level wind current requirements set forth in Section 148. The Project would construct an 8-story, approximately 100-foot tall building containing 50 dwelling units, approximately 19,550 square feet of office space, 1,350 square feet of ground floor commercial space, 3,400 square feet of rooftop open space for the residential units, at least 400 square feet of public open space in the lobby, and 58 parking spaces in a street-level parking garage. The Project site is currently used as a surface parking lot for approximately 60 cars. This Project lies within a C-3-G (Downtown General Commercial) District, and is within a 120-F Height and Bulk District.

Preliminary Recommendation: Approval with conditions (including limited number of replacement spaces)

NOTE: On December 13, 2001, the Commission entertained a motion of intent to approve the Section 309 Determination of Compliance and Exceptions, with the requirement that 6 Below Market Rate units be provided. The vote was +6-0 with Commissioner Baltimore absent. Final Language January 10, 2002.

- 8b. 2000.074EKXC (LeBLANC: 558-6351)

77 VAN NESS AVENUE - west side between Fell and Hickory Streets, Lot 22 in Assessor's Block 834 - Request for Conditional Use Authorization for parking in excess of the amount allowed as accessory. The Project would construct an 8-story, approximately 100-foot tall building containing 50 dwelling units along with office and retail space. The Project would have one parking space for every residential unit, and eight spaces for short-term commercial use. The Project site is currently used as a surface parking lot for approximately 60 cars. This Project lies within a C-3-G (Downtown General Commercial) District, and is within a 120-F Height and Bulk District.

Preliminary Recommendation: Disapproval as proposed, for 50 units with one parking space each. The Department recommends approval of conditional use for a maximum of 25 residential parking spaces for 50 units.

NOTE: On December 13, 2001, the Commission entertained a motion of intent to approve the Conditional Use to allow 58 off-street parking spaces, with the requirement that 6 Below Market Rate units be provided. The vote was +6-0 with Commissioner Baltimore absent. Final Language January 10, 2002.

E. REGULAR CALENDAR

9. 2001.0505C (WOODS: 558-6315)
2324 - 2340 CHESTNUT STREET - north side, between Scott and Divisadero Streets, Lots 12 and 14 in Assessor's Block 929 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 711.11, 711.21 and 711.27 to exceed the permitted lot size of 9,999 square feet by approximately 7,500 square feet for a total lot size of approximately 17,501 square feet and the permitted use size of 3,999 gross square feet for the expansion of an existing personal service use (Gorilla Sports) from approximately 11,700 gross square feet to approximately 22,700 gross square feet, and to allow hours of operation to commence prior to 6:00 a.m. (5:30 a.m. proposed) in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District. The proposal is to incorporate the Presidio Theatre space (approximately 11,000 gross square feet) at 2340 Chestnut Street with the existing Gorilla Sports space (approximately 11,700 gross square feet) at 2324 Chestnut Street. The conversion of use of the theatre space would involve removal of theatre seating, interior alterations as well as exterior alterations consisting of the provision of two ingress/egress doorways connecting the two buildings. The existing retail spaces at the front of the Presidio Theatre would be retained.
Preliminary Recommendation: Approval with Conditions
10. 2001.0898G (LIGHT: 558-6254)
333 SACRAMENTO STREET - south side between Front and Battery Streets, Assessor's Block 237, Lot 18. The subject building is a two-story-over-basement, early 20th Century modern reinforced concrete building with Sullivan-esque detailing, is in a C-3-O (Downtown, Office) Zoning District, is in a 75-X Height and Bulk District, and is located in the Front-California Conservation District. Request for a change in designation from a Category V Building to a Category IV Building under Article 11 of the Planning Code.
Preliminary Recommendation: Approval
11. 2000.0790E (KUGLER: 558-5983)
888 HOWARD STREET - Certification of a Final Environmental Impact Report (EIR). The project, which has been revised, is the proposed construction of a 33-story, 340-foot tall hotel building of approximately 487,900 square feet with one level of below-grade parking on the northeast corner of Fifth and Howard Streets (Assessor's Block 3724, Lot 66). The revisions to the original project and associated environmental effects are set out in the Summary of Comments and Responses - Section B. The 37,860 sq.ft. site contains an existing surface parking lot with landscaping which is used by the adjacent Wells Fargo Data Center. The revised project would contain about 600 hotel rooms along with ancillary support uses such as meeting rooms, restaurants, and retail space (the originally proposed 60 to 70 residential condominiums have been eliminated). The hotel entryway would be on Howard St. There are three loading docks planned with entrances from Fifth Street. The site is located in the South of Market area within the C-3-S (Downtown Commercial Support) District and the 160-F Height and Bulk District.
Preliminary Recommendation: Certify Environmental Impact Report.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR closed on September 18, 2001. The Planning Commission does not conduct public review of Final EIRs, however, public comment on the certification may be presented to the Commission.
(Continued from Regular Meeting of December 6, 2001)
12. 2000.005E (GIBSON: 558-5993)
375 LAGUNA HONDA BOULEVARD - LAGUNA HONDA HOSPITAL REPLACEMENT - Public Hearing on Draft Environmental Impact Report. The proposed project is the demolition and replacement of some of the existing facilities at the Laguna Honda

Hospital and Rehabilitation Center, located on the western slopes of Twin Peaks in central San Francisco, and additional site improvements. The project includes: 1) demolition of all existing hospital facilities except the front wings of the Main Hospital Building; 2) construction of four new hospital buildings; 3) construction of an assisted living facility; and 4) expansion of existing outpatient programs and services. The new buildings plus the retained building area would total about 987,000 gross square feet (gsf) (approximately 282,500 gsf more than the existing building area) and would accommodate 1,200 hospital beds (about 135 more beds than are provided at the existing hospital), plus 140 assisted living beds. The new hospital buildings would range from 4 to 7 stories tall, with heights up to about 86.5 feet. A total of 655 off-street parking spaces would be provided, an increase of 52 spaces above existing capacity. Off-street loading facilities would be consolidated into 11 loading spaces, about half the existing supply. The project site, which encompasses most of Assessor's Block 2842, Lot 7, is zoned P (Public Use) and is within two height and bulk districts: 80-D and OS (Open Space). The project may require a Zoning Map Amendment and a General Plan Amendment, and would require Conditional Use authorization. The 62-acre hospital campus, which is owned by the City and County of San Francisco, has been determined to be eligible for the National Register of Historic Places (NRHP) as an historic district and contains two buildings that appear eligible for NRHP listing as individually significant.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on January 16, 2002.

Preliminary Recommendation: Public Hearing Only. No Action Required

13. 2001.1069T (LORD: 558-6311)
ANIMATED VIDEO SIGNS - Consideration of an Ordinance amending the San Francisco Planning Code Sections 607 and 607.1 to prohibit the use of signs that project or emit animated video images or any kind in specified districts; amending Planning Code Section 607 to prohibit use of certain rotating signs in specified districts; making findings of consistency with the San Francisco General Plan and the Priority Policies of Planning Code Section 101.1; and making the prohibition on video signs retroactive to February 20, 2001.
Preliminary Recommendation: Approval
- 14a. 2001.0406CV (PURVIS: 558-6354)
1654 KIRKWOOD AVENUE - northeast side between Phelps and Newhall Streets; Lots 17 and 18 in Assessor's Block 5279 - Request for Conditional Use Authorization under Planning Code Section 209.4 to construct a 2-story 7,900 gross-square-foot community facility in a residential district. The site is within the RH-2 (Residential, Two-Family) Zoning District with a 40-X Height and Bulk designation. The project would require variances for rear yard, parking and front setback. The Conditional Use request will be heard by the Planning Commission and the Variances by the Zoning Administrator.
Preliminary Recommendation: Approval with Conditions
- 14b. 2001.0406CV (PURVIS: 558-6354)
1654 KIRKWOOD AVENUE - northeast side between Phelps and Newhall Streets; Lots 17 and 18 in Assessor's Block 5279 - Request for rear yard, parking and front setback variances. Planning Code Section 134(a)(2) requires a rear yard of 45 percent the depth of a lot subject to reduction to a minimum of 25 percent, based on conditions on adjacent lots or 44 percent (44 feet) for the subject lot. The project would provide no rear yard at the ground story and a 25 percent rear yard (25 feet) at the second story. Section 151 requires off-street parking for a community facility to be provided at rates based on the individual uses comprising that facility, or 9 spaces for the proposed facility. The project would provide 2 spaces. Section 132 requires a front setback to be the average of the buildings on adjacent lots or 2 feet for the subject building. The project would have no front setback.

15. 2001.0719C (FU: 558-6613)
100 HARRISON STREET - west side, between Spear and Main Streets, Lot 009 in Assessor's Block 3745 - Request for Conditional Use Authorization under Planning Code Section 253 and pursuant to Planning Code Section 303, to allow the construction of four dwelling units exceeding a height of 40 feet, above an existing building used as a telecom switching facility. The proposed new building height would be 97 feet. The project is in an RC-4 (Residential-Commercial, High Density) District in the Rincon Hill Special Use District with a 105-R Height and Bulk designation.
Preliminary Recommendation: Approval with conditions
16. 2001.0914C (MASSEHIAN: 558-6363)
663 HAIGHT STREET - south side between Steiner and Pierce Streets, Lot 027 in Assessor's Block 0861- Request for Conditional Use Authorization under Planning Code Section 710.42 to allow the establishment of a full-service restaurant of approximately 1,375 square feet in an NC-1 (Neighborhood Commercial Cluster) District located within ¼ mile of the Upper Market Neighborhood Commercial District, and a 40-X Height and Bulk District. The proposal is to establish a full-service restaurant (Pick-Me-Up Grill) with seating for approximately 40 persons in a vacant retail space formerly occupied by a hair salon.
Preliminary Recommendation: Approval with Conditions
17. 2000.1191C (TAM: 558-6325)
1828 GENEVA AVENUE - southwest corner of Geneva Avenue and Carter Street; Lots 6 and 7 in Assessor's Block 6423 - Request for Conditional Use authorization under Planning Code Sections 303 and 304 for a Planned Unit Development to permit construction of 48 dwelling units, requiring modification of Code standards for dwelling-unit density (Section 209), usable open space (Section 135), rear yard (Section 134), and unit exposure (Section 140) in the RH-2 District and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
NOTE: On December 20, 2001, the Commission continued this matter to January 10, 2002 for the Project Sponsor to discuss the project with the Outer Mission Residents Association.

F. DISCRETIONARY REVIEW HEARING

At Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

18. 2001.0765D (TAM: 558-6325)
377 & 381 LIBERTY STREET - south side, between Sanchez and Church Streets; Lots 28 and 85 in Assessor's Block 3605 - Discretionary Review request of Building Permit Application No. 2001/06/21/2122, 2001/06/21/2118, and 2001/06/21/2125s to demolish two single-family dwellings (377 and 381 Liberty Street) and construct one new single-family dwelling on one merged lot. The properties are within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The properties are also within the Dolores Height Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

19. 2001.1097DD (JONES: 558-6477)
148 BEACON STREET - north side of Beacon Street, Lot 50 in Assessor's Block 7542 - Request for Discretionary Review of Building Permit Application No. 2001/03/09/3927 proposing new construction of a three-story, single-family dwelling on a newly subdivided lot in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. (Proposed new lot number pending at the Assessor's Office)
Preliminary Recommendation: Do not take DR and approve the building permit as submitted.
(Continued from Regular Meeting of December 20, 2001)
20. 2001.1087D (MASSEHIAN: 558-6363)
66-68 6TH AVENUE - east side between the Presidio and Lake Street, Lot 027 in Assessor's Block 1353 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/09/04/7517, proposing to merge two dwelling units of a two-unit building into one unit. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.
21. 2001.0925D (FU: 558-6613)
45 GLADYS STREET - east side between Appleton Avenue and Santa Marina Street, Lot 019 in Assessor's Block 5710 - Request for Discretionary Review of Building Permit Application Number 20012001/03/06/3618, proposing to remodel the interior space and extend the two-story rear of the building ten feet to the minimum rear yard setback requirement of 45 percent of lot depth. The project sits within an RH-2 (Residential, House, Two-Family) District, the Bernal Heights Special Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project as revised by the Project Sponsor.
22. 2001.0955D (MASSEHIAN: 558-6363)
3140 CLAY STREET - north side between Lyon and Baker Streets, Lots 037 and 041 in Assessor's Block 0999 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/08/02/5173, proposing to merge two units of a twelve unit building into one unit. The subject property is located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove Application

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**The Planning Department
City and County of
San Francisco**
1660 Mission Street, Suite 500
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SAN FRANCISCO PLANNING COMMISSION

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JAN 14 2002

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Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 17, 2002

1:30 PM

Regular Meeting

President: Anita Theoharis
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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Anita Theoharis
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Hector Chinchilla; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0671E (CHAN: 558-5982)
222 VALENCIA STREET – Assessor's block 3533, Lot 4. **Appeal of Preliminary Negative Declaration.** The proposed project includes the construction of nine residential units, approximately 400 square feet (sq.ft.) of ground floor commercial space, and nine off-street parking spaces within a new five-story structure. The site is a fenced private parking lot for approximately 13 cars. A 780-square-foot warehouse is on this 4,590-square-foot site. The new building would be approximately 50 feet in height. Vehicular access to the site would be from Valencia Street. The project site is within the Board of Supervisors adopted Mission District Interim Controls. Under the controls, any change of use would require a Discretionary Review (DR) and all market rate housing that does not provide at least 25% affordable units on site would require a Conditional Use (CU) authorization. Therefore, the project requires a DR and a CU. The project site is also within the study area of the proposed Upper Market Better Neighborhood 2002 Program. The project site is located within the C-M (Heavy Commercial) zoning district and within a 50-X Height and Bulk district.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to February 7, 2002)
2. 2001.0509D (CABEROS: 558-6169)
3016 PIERCE STREET - east side between Greenwich and Filbert Streets, Lot 019 in Assessor's Block 0514 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/04/02/5739, proposing to merge an existing two-unit building into a single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the application
(Continued from Regular Meeting of November 1, 2001)
(Proposed for Continuance to March 28, 2002)
3. 2001.0782D (VELLVE: 558-6263)
3973A – 17TH STREET - south side between Castro and Hartford Streets. Assessor's Block 3582 Lot 077 - Staff-initiated Discretionary Review of Building Permit Application 2001/07/05/3023 for a dwelling unit merger from 6 to 5 units for a legal six-family dwelling in a RH-3, Residential House, Three Family, district and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Disapprove the application.
(Continued from Regular Meeting of December 13, 2001)
DISCRETIONARY REVIEW WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Proposed adoption of Planning Commission hearing schedule for 2002
5. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be

elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

6. Commission Matters

C. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

9. 2002.0037U (LIGHT: 558-6254)
200 CALIFORNIA STREET (a.k.a. 201 FRONT STREET) - at the northwest corner of Front and California Streets, Lot 006, in Assessor's Block 0237 - Applicant's appeal of the Planning Director's disapproval of sign permit No. 2001/11/03/2089 under Planning Code Section 1111.7(6) for a General Advertising sign on a Category V building in the Front-California Street Conservation District. The lot is located in a C-3-O (Downtown Office) District and a 75-X Height and Bulk District.
Preliminary Recommendation: Uphold the Director's disapproval.
10. 2001.0015Z (WOODS: 558-6315)
1052 OAK STREET - north side between Divisadero and Scott Streets, Lot 5 in Assessor's Block 1216 - Request for reclassification of a portion (approximately 3,136 square feet) of Lot 5 (a part of the Touchless Car Wash site) from NC-2 (Small-Scale Neighborhood Commercial) District to RH-3 (Residential, House, Three-Family) District. Currently, the entire lot area, approximately 4,199 square feet, of Lot 5 is zoned NC-2. This reclassification is to allow the construction of three new residential units in accordance with Planning Commission Motion No. 16036 relating to a conditional use authorization approved on November 16, 2000 to expand the car wash.
Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
(Continued from Regular Meeting of December 6, 2001)
11. 2001.1059C (McGEE: 558-6367)
2601 MISSION STREET - at the southeast corner of 22nd Street and Mission Street, Lot 069, in Assessor's Block 3637 - Request for Conditional Use authorization to: (1) install a total of six panel antennae, one GPS antenna, and associated equipment cabinets, as part of a wireless communication network for **Metro PCS**, per Sections 712.83/790.80 of the Planning Code; and to: (2) add a use to a lot along Mission Street on a site that is larger than 40,000 square feet, per Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls), within an NC-3 (Neighborhood Commercial, Moderate-Scale) District, a 50-X/65-B Height and Bulk District, and Mission Alcoholic Beverage Special Use Subdistrict. The project is Preference 2, a Co-Location Site on which other WTS facilities currently exist, under the WTS Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions.
12. 2000.520C (MARTIN: 558-6616)
2601 MISSION STREET - at the southeast corner of 22nd Street and Mission Street, Lot 069, in Assessor's Block 3637 - Request for Conditional Use authorization to: (1) install a total of twelve panel antennae, two GPS antennae, and associated equipment cabinets, as part of a wireless communication network for **Nextel Communications**, per Sections 712.83/790.80 of the Planning Code; and to: (2) add a use to a lot along Mission Street on a site that is larger than 40,000 square feet, per Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls), within an NC-3 (Neighborhood Commercial, Moderate-

Scale) District, a 50-X/65-B Height and Bulk District, and Mission Alcoholic Beverage Special Use Subdistrict. The project is Preference 2, a Co-Location Site on which other WTS facilities currently exist, under the WTS Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions

13. 2001.1114C (P.VOLLMAN: 558-6405)
2222 POLK STREET - east side between Vallejo and Green Streets, Assessor's Block 0549, Lot 015 - Request under Planning Code Section 723.45 for Conditional Use Approval for a Liquor Store within the Polk Street Neighborhood Commercial District and within the 65-A Height and Bulk District. The proposal is to add a type 20 ABC license for beer and wine sales to an existing retail grocery store known as "Polk and Green Produce." There will be no expansion of or other changes to the existing store.
Preliminary Recommendation: Approval with conditions

E. DISCRETIONARY REVIEW HEARING

At Approximately **4:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

14. 2001.0969D (P.VOLLMAN: 558-6405)
224 FILBERT STREET - north side between Napier Lane and Darrell Place, Lot 046 in Assessor's Block 0085 - Staff-initiated Discretionary Review of Building Permit Application number 2001/06/01/0508, for a Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the building permit as submitted and require the applicant to submit a new building permit to return the structure to two dwelling units.
15. 2001.1054D (P.VOLLMAN: 558-6405)
260 CHESTNUT STREET - north side between Kearny and Grant Streets, Lot 017 in Assessor's Block 0055 - Discretionary Review request of Building Permit Application number 2001/07/13/3612, proposing to add a 24-foot rear addition to the existing three story single family house, in an RH-3 (Residential, House, Three Family District), and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as revised.
16. 2001.0817DD (TAM: 558-1235)
1376-24TH AVENUE - east side of 24th Avenue, between Judah and Irving Streets; Lot 26 in Assessor's Block 1778 - Discretionary Review request for Building Permit No. 2000/06/06/1858s to construct a vertical addition (third story) and a rear horizontal extension in the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

17. 2001.527D (CRAWFORD: 558-6358)
115 ELLINGTON AVENUE - southeast side between Mt Vernon and Ottawa Avenues.
Assessor's Block 7043 Lot 003F - Request for Discretionary Review of Building Permit
Application 2000/12/18/8198 proposing a one story vertical addition and a 12 foot
horizontal addition at the rear of a single family dwelling in an RH-1, (Residential House,
One Family) district and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and approve the permit with
modifications.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, January 24, 2002

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JAN 23 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

01-23-02A08:54 RCVD

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices *(67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings)*.

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COMMUNICATIONS

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1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0502C (SANCHEZ: 558-6679)
4715 - 4723 GEARY BOULEVARD - south side between 11th and 12th Avenues; Lot 044 in Assessor's Block 1533 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment on the rooftop and an equipment shelter on the ground level of an existing six-story, mixed-use (residential above commercial) building, as part of Metro PCS's wireless telecommunications network within an NC-3 (Moderate-Scale Neighborhood Commercial District) a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 5 (Mixed-Use Building in High Density Districts).
Preliminary Recommendation: Pending
(Continued from Regular Meeting of November 15, 2001)
CONDITIONAL USE APPLICATION WITHDRAWN
2. 2001.1026C (RYAN: 558-6812)
1239 9TH AVENUE - west side between Lincoln Way and Irving Street; Assessor's Block 1714, Lot 6 - Request for Conditional Use Authorization pursuant to Planning Code Section 730.44 to convert a vacant video store on the ground floor of a two-story building with a dwelling unit above, to a small self-service restaurant (Gordo's Taqueria) in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The restaurant, which is relocating from 1233 9th Avenue, will occupy approximately 990 square feet at the ground level only.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to February 7, 2002)
3. 2000.1141C (SANCHEZ: 558-6679)
2346 - 2348 CLEMENT STREET - north side between 24th and 25th Avenues, Lot 025 in Assessor's Block 1409 - Request for Conditional Use authorization under Planning Code Section 717.39 to allow the demolition of an existing mixed-use building with a residential unit at the second floor and under Planning Code Section 161(j) to allow the construction of a four-story mixed-use building (four residential units and one commercial unit) without the four required residential parking spaces, within the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of November 8, 2001)
(Proposed for Continuance to February 7, 2002)
4. 2001.0927C (VELLVE: 558-6263)
1515 to 1541 - 19TH AVENUE - west side, between Kirkham and Lawton Streets, Lot 004, Assessor's Block 1865 - Request for Conditional Use Authorization pursuant to Section 209.6(b) of the Planning Code to install three (3) panel antennas and related equipment as part of Sprint PCS's wireless telecommunications network on a publicly-used structure

(a telephone switching station) within a RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District. The proposal is a Preference Location 1.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 10, 2002)
(Proposed for Continuance to February 14, 2002)

5. 2001.0062E (CHAN: 558-5982)
491 BAYSHORE BOULEVARD - Assessor's Block 5598, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28. **Appeal of Preliminary Mitigated Negative Declaration.** The proposed project would demolish the vacant buildings, totaling 107,372 square feet (sq.ft.) and construct a home improvement store (Home Depot). The main store would be two stories, approximately 129,581 sq.ft. with a 10,088-sq.-ft. enclosed green house. The proposed project also includes an 8,550-sq.-ft. outdoor-garden center. The total project size would be approximately 148,219 sq.ft. The building would be approximately 40 feet in height. A parking garage consisting of three-levels of parking totaling 550 parking spaces would also be constructed on this 5.73-acre site. Vehicular access to the parking garage would be from Bayshore Blvd., where Cortland Ave. dead-ends into Bayshore Blvd. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of December 6, 2001)
(Proposed for Continuance to February 21, 2002)
6. 2000.1183DDD (SANCHEZ: 558-6679)
1725 LAKE STREET - south side between 18th and 19th Avenues, Lot 035 in Assessor's Block 1378 - Requests for Discretionary Review of Building Permit Application No. 2000/07/03/4299'S' proposing to add two floors, an extension to the rear and additions to both sides and the front of an existing single-family house in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of November 1, 2001)
(Proposed for Continuance to March 28, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of January 10, 2002.
8. Commission Matters

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. Consideration of amending the existing Planning Commission Inclusionary Housing Policies

D. REGULAR CALENDAR

12. 2002.0037U (LIGHT: 558-6254)
200 CALIFORNIA STREET (a.k.a. 201 FRONT STREET) - at the northwest corner of Front and California Streets, Lot 006, in Assessor's Block 0237 - Applicant's appeal of the Planning Director's disapproval of sign permit No. 2001/11/03/2089 under Planning Code Section 1111.7(6) for a General Advertising sign on a Category V building in the Front-

California Street Conservation District. The lot is located in a C-3-O (Downtown Office) District and a 75-X Height and Bulk District.

Preliminary Recommendation: Uphold the Director's disapproval.

(Continued from Regular Meeting of January 17, 2002)

13. 2001.0632C (CABREROS: 558-6169)
1926-1928 CLEMENT STREET - north side between 20th and 21st Avenues in the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District, Lot 020 in Assessor's Block 1413 - Request for Conditional Use Authorization under Planning Code Sections 303 and 717.39 to demolish a two-story dwelling unit which occupies the second and third stories. The proposal is for the demolition of an existing three-story building containing a vacant dwelling unit and a vacant commercial space at the ground floor. New construction of a three-unit, 40-foot tall, four-story residential building is proposed. Three independently accessible parking spaces and a new ten-foot wide curb cut will be provided.
Preliminary Recommendation: Approval with conditions
14. 2001.0841C (PURVIS: 558-6354)
448 CORTLAND AVENUE - southwest corner of Cortland at Andover Street; Lot 001 in Assessor's Block 5678 - Request for Conditional Use Authorization under Planning Code Sections 121.2 and 711.21 to expand an existing retail grocery store, "The Good Life Grocery," from approximately 4,890 square feet (s.f.) to approximately 6,460 s.f. within an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is: to expand "The Good Life Grocery" into the space formerly occupied by a retail video store within the same building. No physical expansion of the building is proposed, but the size of the store will increase to approximately 6,460 s.f. Sections 121.2 and 711.21 require conditional use authorization for all non-residential uses of 4,000 s.f. or larger. In addition, the building façade would be revised with a larger entryway and additional windows along Cortland Avenue.
Preliminary Recommendation: Approval with conditions
15. 2001.0994C (SMITH: 558-6322)
5700 MISSION STREET - northwest corner of Mission Street and Farragut Avenue, Lot 001 in Assessor's Block 7109 - Request for Conditional Use Authorization under Planning Code Section 711.39 to demolish the existing one-story over garage single-family building and one-story commercial building both located on the same lot and construct a four-story mixed use building with ground floor commercial space and four residential units above, located in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 16a. 1999.455E (NAVARRETE: 558-5975)
THE NEW De YOUNG MUSEUM PROJECT - Adoption of Findings Pursuant to the California Environmental Quality Act. The proposed project would demolish and reconstruct the M.H. De Young Museum on the site of the existing De Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the De Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade with a varying roof height ranging from 33 to 48 feet, and a 144-foot tower at the northeast corner of the project site. The building would increase current De Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by

John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden.

Preliminary Recommendation: Adopt CEQA findings

- 16b. 2000.1094KRV (NIKITAS: 558-6306)
THE NEW De YOUNG MUSEUM PROJECT - Planning Commission Findings Regarding Planning Code Section 295 ("Sunlight Ordinance"). The proposed project would demolish and reconstruct the M.H. De Young Museum on the site of the existing De Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which comprise the De Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 144-foot tower at the northeast corner of the project site. The building would increase current De Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District, Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Section 295 of the Planning Code requires, prior to approval of the project, that a determination be made that shading from the structure will not have a significant and adverse effect on lands under the jurisdiction of the Recreation and Park Department. The Planning Commission shall make this determination following a recommendation by General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission. Preliminary Recommendation: Find that shadow impact on Golden Gate Park is *de minimus* and shadow impact on elements of the Park is not significant or adverse.
- 16c. 2000.1094KRV (NIKITAS: 558-6306)
THE NEW De YOUNG MUSEUM PROJECT - Findings Of Consistency With General Plan And Planning Code Priority Policies For The New De Young Museum Project In Golden Gate Park. The proposed project would demolish and reconstruct the M.H. De Young Museum on the site of the existing De Young Museum in Golden Gate Park. The project would include demolition of eight existing buildings, totaling approximately 230,000 square feet, which compose the De Young Museum and the Asian Art Museum. (The Asian Art Museum will move to the Civic Center.) The new building would include two main levels above grade, one level below grade, with a varying roof height ranging from 33 to 48 feet, and a 144-foot tower at the northeast corner of the project site. The building would increase current De Young Museum gallery and exhibition space at the site from the existing 37,000 sf to total about 75,000 sf. The project would remove the 85 existing paved parking spaces for museum staff, currently on the eastern side of the museum, and would not provide replacement parking. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District, Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive and to the west by the Hagiwara Japanese Tea Garden. Planning Code Sections 234.1 and 290 require uses in a P district and an OS height and bulk district be in conformity with the General Plan. Preliminary Recommendation: Find that Project is, on balance, in conformity with General Plan.
- 16d. 2000.1094KRV (WOODS: 558-6315)
THE NEW De YOUNG MUSEUM PROJECT - **Parking Variance Request.** The proposal is to remove 85 surface parking spaces for museum staff, currently on the eastern side of the museum, and to construct a new De Young Museum without providing the required 156 off-street parking spaces. The project site is within the P (Public Use)

Zoning District and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1, bounded to the north and east by John F. Kennedy Drive, to the south by Tea Garden Drive, and to the west by the Hagiwara Japanese Tea Garden.

E. DISCRETIONARY REVIEW HEARING

At Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

17. 2001.0956D (WOODS: 558-6315)
226-228 16TH AVENUE - east side between California and Clement Streets, Lot 40 in Assessor's Block 1418 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/03/03/3407, proposing to merge a three-unit building into a two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as submitted.
18. 2001.0693D (WANG: 558-6335)
1878 GREAT HIGHWAY - east side between Noriega and Ortega Streets; Lot 029 in Assessor's Block 2085 - Request of Discretionary Review of Building Permit Application No. 2001/05/01/8062 to construct a third story vertical addition, at the existing one-story over garage, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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Adjournment:

**The Planning Department
City and County of
San Francisco**

1660 Mission Street, Suite 500
San Francisco, CA 94103-2414

S.F. Main Library
Government Documents Section
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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6419

LONG RANGE PLANNING

FAX: 558-6426

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, January 31, 2002*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, January 31, 2002* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, February 7, 2002*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR CHINCHILLA
VICE-PRESIDENT	WILLIAM W. FAY
COMMISSIONER	ROSLYN BALTIMORE
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	MYRNA LIM
COMMISSIONER	JIM SALINAS, Sr.
COMMISSIONER	ANITA THEOHARIS
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 7, 2002

1:30 PM
Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 1999.598D (CHIN: 575-6897)
135 JORDAN AVENUE - west side of the street between Geary Blvd. and Euclid Street, Lot 008 in Assessor's Block 1062 - Request for Discretionary Review of Building Permit Application No. 9905431, proposing to add a new story and approximately 75 square feet to the basement and second floor at the rear side of the building on a single-family dwelling, located in a RH-1 (D) (Residential, Detached, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to February 21, 2002)
2. 2001.0982D (RYAN: 575-6812)
2887 WASHINGTON STREET, #9 - south side of Washington Street, between Scott and Divisadero Streets, Lot 027 in Assessor's Block 1002 - Request for Discretionary Review of Building Permit Application No. 2001/07/05/2976S, proposing to legalize a 2 foot by 4 foot kitchen counter-top extension into an existing light well at the third floor of a three-story over basement nine-family apartment building in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for continuance to April 11, 2002)
3. 2000.585E (TURRELL: 558-5994)
438-8th STREET - Appeal of a Preliminary Negative Declaration. The property is on Lot 002 of Assessor's Block 3757, located on the west side of 8th Street. The proposal includes the demolition of five existing structures on the project site and the construction of a three-story, 105,500 square foot structure to contain business service uses, which is a permitted use within the district. The project site is on 8th Street with frontage on both 8th and Converse Streets. The subject site is within an SLI (Service/Light Industrial) District and a 40-X Height and Bulk District within the South of Market District of the City of San Francisco. Two of the existing structures on the site are utilized as storage sheds and the remaining three structures are vacant. The proposed new structure would entirely encompass the subject site, be a maximum of 40 feet in height, and contain three stories. The project would include an open courtyard and 100 belowground parking spaces.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for continuance to May 2, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of January 17 and 24, 2002.
5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. Consideration of amending the existing Planning Commission Inclusionary Housing Policies

D. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

9. 2001.0765D (TAM: 558-6325)
377 & 381 LIBERTY STREET - south side, between Sanchez and Church Streets; Lots 28 and 85 in Assessor's Block 3605 - Discretionary Review request of Building Permit Application No. 2001/06/21/2122. 2001/06/21/2118, and 2001/06/21/2125s to demolish two single-family dwellings (377 and 381 Liberty Street) and construct one new single-family dwelling on one merged lot. The properties are within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The properties are also within the Dolores Height Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of January 10, 2002)
NOTE: On January 10, 2002, following public testimony, the Commission closed public hearing. The Commission entertained a motion to take Discretionary Review and approve with the request that we accept the sponsor's voluntary \$110,000 contribution to the Mayor's Office of Housing. The vote was +3 -3. Commissioners Theoharis, Chinchilla and Fay voted no. Commissioner Salinas was absent. The item was continued to 2/7/02 by the Chair.

E. REGULAR CALENDAR

10. 2000.749T (LORD: 558-6311)
Consideration of an Ordinance amending the San Francisco Planning Code to add Section 315 to 315.9 to establish requirements for all residential developments of 10 units or more to provide inclusionary affordable housing units.
Preliminary Recommendation: Pending
11. 2001.1026C (RYAN: 558-6812)
1239 9TH AVENUE - west side between Lincoln Way and Irving Street; Assessor's Block 1714, Lot 6 - Request for Conditional Use Authorization pursuant to Planning Code Section 730.44 to convert a vacant video store on the ground floor of a two-story building with a dwelling unit above, to a small self-service restaurant (Gordo's Taqueria) in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. The restaurant, which is relocating from 1233 9th Avenue, will occupy approximately 990 square feet at the ground level only.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 24, 2002)
12. 2000.1141C (SANCHEZ: 558-6679)
2346 - 2348 CLEMENT STREET - north side between 24th and 25th Avenues, Lot 025 in Assessor's Block 1409 - Request for Conditional Use authorization under Planning Code Section 717.39 to allow the demolition of an existing mixed-use building with a residential unit at the second floor and under Planning Code Section 161(j) to allow the construction of a four-story mixed-use building (four residential units and one commercial unit) without

the four required residential parking spaces, within the Outer Clement Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of January 24, 2002)

13. 2002.00511 (YOUNG: 558-6346)
REVISION TO THE INSTITUTIONAL MASTER PLAN FOR THE UNIVERSITY OF SAN FRANCISCO LOCATED AT 2130 FULTON STREET - Consideration of revisions amending the Institutional Master Plan for the University of San Francisco. Pursuant to Planning Code Section 304.5(d), a public hearing will be held to solicit public comment on any proposed revision to an Institutional Master Plan. The University of San Francisco is proposing revisions to its existing Institutional Master Plan dated July 1993, including to incorporate plans to (1) convert the former Lincoln University Building at 281 Masonic Street to the University of San Francisco College of Professional Studies (This renovation has been completed.); (2) convert and expand the McLaren School of Business, including an addition of approximately 20,000 square feet and conversion of existing dormitory space to new offices and classrooms, and (3) locate childcare facilities within its existing buildings. The purpose of this public hearing is to solicit public comments on the proposed revisions to this Institutional Master Plan only. The Planning Commission will not approve or disapprove any individual construction projects related to these revisions to the Institutional Master Plan at this public hearing.
- 14a. 2001.1136CD (M.SNYDER: 575-6891)
221 SAN CARLOS STREET - east side between 19th and 20th Street, Lot 34 in Assessor's Block 3596 - Request for Conditional Use authorization under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) to construct a new building containing two market-rate dwelling units on a vacant lot in an RH-2 (House, Two-family) District, and a 50-X Height and Bulk District. The proposed building would be four stories tall and approximately 40-feet tall and 48.5-feet deep. The proposed units would each have two bedrooms and one parking space.
Preliminary Recommendation: Approval with Conditions
- 14b. 2001.1136CD (M.SNYDER: 575-6891)
221 SAN CARLOS STREET - east side between 19th and 20th Street, Lot 34 in Assessor's Block 3596 - Mandatory Discretionary Review under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) of Building Permit Application No. 2000/08/07/7166, which proposes to change the use of the site from being vacant to having two market-rate units. The property is within an RH-2 (House, Two-family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 15a. 2001.0671ECDK (CHAN: 558-5982)
222 VALENCIA STREET - Block 3533, Lot 4. Appeal of Preliminary Negative Declaration. The proposed project includes the construction of nine residential units, approximately 800 square feet (sq.ft.) of ground floor commercial space, and nine off-street parking spaces within a new five-story structure. The site is a fenced private parking lot for approximately 13 cars. A 780-square-foot warehouse is on this 4,590-square-foot site. The new building would be approximately 50 feet in height. Vehicular access to the site would be from Valencia Street. The project site is located within the C-M (Heavy Commercial) zoning district and within a 50-X Height and Bulk district.
Preliminary Recommendation: Uphold Negative Declaration.
- 15b. 2001.0671ECDK (SIDER: 558-6697)
222 VALENCIA STREET - west side between Duboce Avenue and Clinton Park; Lot 004 in Assessor's Block 3533 - Request for Conditional Use Authorization to allow [1] the

construction of nine dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of market-rate housing in the Mission District pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing storage structure and construct a five-story building with ground level commercial space, 9 units of housing, and 9 parking spaces in a ground level garage. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

- 15c. 2000.0671ECDK (SIDER: 558-6697)
222 VALENCIA STREET - west side between Duboce Avenue and Clinton Park; Lot 004 in Assessor's Block 3533 - Mandatory Discretionary Review of a proposal to change the use of the subject property from that of parking and storage [pursuant to Planning Code Sections 223(l) and 225(a)] to residential and retail uses [pursuant to Planning Code Sections 215(a) and 218(b)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve the project as proposed.

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16. 2001.0695D (SMITH: 558-6322)
4706 – 25TH STREET -north side of the street between Fountain Street and Grand View Avenue, Lot 016 in Assessor's Block 6501 - Request for Discretionary Review of Building Permit Application No. 2000/09/11/0170, proposing to construct a two-story rear horizontal addition and a one-story vertical addition to a single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
17. 2001.1053D (JONES: 558-6477)
780-27TH STREET -north side of 27th Street between Douglass and Diamond Streets, Lot 014A in Assessor's Block 6583 - Request for Discretionary Review of Building Permit Application No. 2001/06/11/1266, proposing to construct a third story vertical addition to the existing two story, single-family dwelling, located in a RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.

F. PUBLIC COMMENT

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Adjournment:

**The Planning Department
City and County of
San Francisco**

1660 Mission Street, Suite 500
San Francisco, CA 94103-2414

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 14, 2002

1:30 PM

Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1083D (TAM: 558-6325)
200-202 FAIR OAKS STREET - southwest corner of Fair Oaks and 23rd Street; Lot 1 in Assessor's Block 3648 - Staff-initiated Discretionary Review request for Building Permit No. 2001/09/05/7610 to reduce the total number of legal dwelling units on the subject property, from 3 to 2 units. The property is a designated City Landmark (The Oakley Residence and Flats, Landmark No. 191) and is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Proposed for Continuance to February 21, 2002)
 2. 2001.1091C (SIROIS: 558-6313)
1795 - 38TH AVENUE (AKA 3126 NORIEGA STREET - west side of 38th Avenue between Noriega and Moraga Streets, Lot 016, Assessor's Block 2011 - Request for Conditional Use Authorization by Verizon Wireless to install a telecommunications facility pursuant to Planning Code Section 710.83, which includes the installation of 12 panel antennas, one GPS antenna and associated equipment cabinets in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The subject site is a preference 6 location (NC-1 District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 7, 2002)
 3. 2001.1015D (MASSEHIAN: 558-6363)
1264 FUNSTON AVENUE - east side between Irving Street and Lincoln Way, Lot 030 in Assessor's Block 1738 - Request for Discretionary Review of Building Permit Application No. 2001/06/28/2582 proposing to add a dwelling unit and construct a single-story vertical addition and a three-story rear addition to the existing two-story, single-family building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications
DISCRETIONARY REVIEW WITHDRAWN
- B. COMMISSIONERS' QUESTIONS AND MATTERS**
4. Commission Matters
- C. DIRECTOR'S REPORT**
5. Director's Announcements
 6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

7. Consideration of adoption amendments to the existing Planning Commission Inclusionary Housing Policies
(Continued from Regular Meeting of February 7, 2002)
NOTE: On February 7, 2002, following public testimony, the Commission closed public hearing and continued the matter to February 14, 2002 for final action. Public hearing will remain open on any new recommendations for approval.
8. 2000.749T (LORD: 558-6311)
Consideration of adoption recommendations for an Ordinance amending the San Francisco Planning Code to add Section 315 to 315.9 to establish requirements for all residential developments of 10 units or more to provide inclusionary affordable housing units.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of February 7, 2002)
9. 2001.1129T (LORD: 558-6311)
SCHOOL SHADOWS - Consideration of adoption recommendations for an ordinance adding Section 296 to the Planning Code to review all building permit applications for new structures which will cast shade or shadow upon the site of a public or private elementary or secondary school.
Preliminary Recommendation: Approval with modifications.
10. 2001.0927C (VELLVE: 558-6263)
1515-1541 - 19th AVENUE - west side, between Kirkham and Lawton Streets, Lot 004, Assessor's Block 1865 - Request for Conditional Use Authorization pursuant to Section 209.6(b) of the Planning Code to install three (3) panel antennas and related equipment as part of Sprint PCS's wireless telecommunications network on a publicly-used structure (a telephone switching station) within a RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District. The proposal is a Preference Location 1.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 24, 2002)
11. 2001.1151TT (ARCE: 558-5986)
YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, 220 JESSIE STREET AND 606 FOLSOM STREET - Request under Planning Code Sections 302 and 340 for determination of consistency with the General Plan and with Section 101.1 of the Planning Code of a proposal to amend the General Plan Text and related Planning Code Text that will allow the transfer of development rights from properties of historical and/or architectural significance located within the Yerba Buena Center Redevelopment Project Area within underlying C-3-R (Downtown Retail) District or Districts designated by the Redevelopment Plan as C-3-O (SD) (Downtown Office Special Development) Districts, the "Transfer Lots") to "Development Lots" located in C-3-O (Downtown Office) District. The proposed General Plan Text Amendment would modify the language in Key Implementing Action II of Objective 12 of the Downtown Element of the General Plan. The Text Amendment to the General Plan would amend Section 128 (c)(1) of the Planning Code, which regulates the Transfer of Development Rights in C-3 (Downtown Commercial) Districts, to allow the transfer of TDR's described above. The Office of Environmental Review has issued a General Rule of Exclusion, Case 01.1151E, in which the adoption of findings of consistency for the proposed General Plan Text Amendment and related Planning Code Text Amendments have been determined not to result in any significant environmental impacts since the limited nature of (1) the Text Amendment itself will have no environmental effect and (2) any project proposing to use TDR's on a Development Lot will be subject to separate CEQA review.
Preliminary Recommendation: Adoption

12. (TULLY: 558-6372)
NORTH MISSION AREA CULTURAL RESOURCE SURVEY - Informational presentation by Planning Department staff. The North Mission Survey Area is bounded by Dolores to the west, Mission, Natoma and Capp Streets to the east, Duboce Avenue to the north and 16th Street to the south and includes portions of the following Blocks: 3532, 3533, 3534, 3535, 3544, 3545, 3546, 3547, 3548, 3553, 3554, 3555, 3556, 3557, 3567, 3568, 3569 and 3570. The North Mission Area Cultural Resource Survey, which is currently underway, is the second phase of a multi-year effort to document resources found in neighborhoods throughout San Francisco through the Planning Department's Citywide Cultural Resource Survey Program.
Preliminary Recommendation: No Action Required, informational presentation only.
13. 2001.0926C (NELSON: 558-6257)
417-31ST AVENUE (LINCOLN PARK PRESBYTERIAN CHURCH) - southwest corner of 31ST Avenue and Clement Street, Lot 001, Assessor's Block 1463 - Request for Conditional Use Authorization by Sprint PCS to install a telecommunications facility pursuant to Planning Code Section 710.83, which includes the installation of 3 panel antennas on the belfry, and associated equipment cabinets in the belfry and at the street level of an existing church in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structure) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*.
Preliminary Recommendation: Approval with conditions.

E. DISCRETIONARY REVIEW HEARING

At Approximately **3:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

14. 2001.1071D (CRAWFORD: 558-6358)
51-55 VICKSBURG STREET - east side between 22nd and 23rd Streets, Assessor's Block 3628 Lot 023A - Staff initiated request for Discretionary Review of Building Permit Application 2001/1102/2416, to convert a 3 unit building to a 1 unit building (merge three dwelling units into one) in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review; approve the merger of two units and require the maintenance of the remaining unit.
15. 2001.1093D (CRAWFORD: 558-6358)
881 CORBETT AVENUE - east side at Hopkins Street. Assessor's Block 2800 Lot 010. Request for Discretionary Review of Building Permit Application 2001/0820/6472, to construct a two story vertical addition, a 14.5 foot rear addition and add a third unit to the existing 2 story 2 unit building in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 21, 2002**

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 19 2002

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President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

02-19-02A10:51 RCVD

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM _____

ROLL CALL:	Commission President:	Hector Chinchilla
	Commission Vice-President:	William W. Fay
	Commissioners:	Roslyn Baltimore; Cynthia Joe;
		Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0062E (CHAN: 558-5982)
491 BAYSHORE BOULEVARD - Assessor's Block 5598, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28. **Appeal of Preliminary Mitigated Negative Declaration.** The proposed project would demolish the vacant buildings, totaling 107,372 square feet (sq.ft.) and construct a home improvement store (Home Depot). The main store would be two stories, approximately 129,581 sq.ft. with a 10,088-sq.-ft. enclosed green house. The proposed project also includes an 8,550-sq.-ft. outdoor-garden center. The total project size would be approximately 148,219 sq.ft. The building would be approximately 40 feet in height. A parking garage consisting of three-levels of parking totaling 550 parking spaces would also be constructed on this 5.73-acre site. Vehicular access to the parking garage would be from Bayshore Blvd., where Cortland Ave. dead-ends into Bayshore Blvd. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 24, 2002)
(Proposed for Continuance to February 28, 2002)
- 2a. 1999.813ECD (SIDER: 558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Request for Conditional Use Authorization to allow the construction of dwelling units pursuant to Planning Code Section 215(a) in an M-1 (Light Industrial) Zoning District. The proposal is to demolish an existing industrial building and construct a three and four-story building containing approximately 3,000 square feet of commercial space on the ground level and 9 dwelling units on upper levels. 9 parking spaces would be provided in a ground level garage. The property is within an M-1 Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to March 21, 2002)
- 2b. 1999.813ECD (SIDER: 558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Mandatory Discretionary Review of a proposal demolish a 3,000 square foot existing industrial building and construct a new building containing approximately 3,000 square feet of commercial space and 9 dwelling units. Planning Commission IPZ Policy (Resolution Number 16202) discourages the development of housing within an IPZ. The property is within an M-1 (Light Industrial) Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve the project as proposed.
(Proposed for Continuance to March 21, 2002)

3. 2001.1168D (SMITH: 558-6322)
138 WHITNEY STREET - west side of the street between Fairmount and Randall Streets, Lot 007 in Assessor's Block 6664 - Request for Discretionary Review of Building Permit Application No. 2000/12/19/8292, proposing to enlarge the existing detached garage to accommodate two cars and construct a two-story addition located partially on the roof of the garage, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Project
(Proposed for Continuance to April 25, 2002)
4. 1999.598D (CHIN: 575-6897)
135 JORDAN AVENUE - west side of the street between Geary Blvd. and Euclid Street, Lot 008 in Assessor's Block 1062 - Request for Discretionary Review of Building Permit Application No. 9905431, proposing to add a new story and approximately 75 square feet to the basement and second floor at the rear side of the building on a single-family dwelling, located in a RH-1 (D) (Residential, Detached, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of February 7, 2002)
DISCRETIONARY REVIEW WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of February 7, 2002.
6. Commission Matters

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

9. 2001.1173C (LI: 558-6396)
637-639 VALLEJO STREET - southeast corner at Stockton Street; Lot 016 in Assessor's Block 0146 - Request for Conditional Use Authorization to establish a full-service restaurant of approximately 1,700 square feet within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to allow Caff  Sempione to occupy a vacant commercial space previously occupied by another full-service restaurant (Kamal Palace). There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions
10. 2001.0954C (J.VOLLMANN: 558-6612)
420 - 29TH AVENUE - east side between Clement Street and Geary Boulevard, Lot 015 in Assessor's Block 1460 - Request for Conditional Use Authorization pursuant to Planning Code Section 209.3(f) to provide a child-care facility for 13 or more children. The project proposes to provide child-care for up to 24 children within St. Peter's Episcopal Church, which currently provides child-care for 12 children. The project site is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

11. 2001.1129T (LORD: 558-6311)
SCHOOL SHADOWS - Consideration of adoption of recommendations for an ordinance adding Section 296 to the Planning Code to review all building permit applications for new structures which will cast shade or shadow upon the site of a public or private elementary or secondary school.
Preliminary Recommendation: Approval with modifications.
(Continued from Regular Meeting of February 14, 2002)
12. (GHOSH: 558-6275)
Consideration of adoption of amendments to the existing Planning Commission Inclusionary Housing Policies
(Continued from Regular Meeting of February 14, 2002)
NOTE: On February 7, 2002, following public testimony, the Commission closed public hearing and continued the matter to February 14, 2002 for final action. Public hearing will remain open on any new recommendations for approval.

E. DISCRETIONARY REVIEW HEARING

At Approximately **3:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

13. 2001.1013D (JONES 558-6477)
451 OAK PARK DRIVE - west side of Oak Park Drive between Devonshire Way and Christopher Drive , Lot 022 in Assessor's Block 2677 - Request for Discretionary Review of Building Permit Application No. 2001/07/26/4641, proposing to construct a third story vertical addition to the existing two story, single-family dwelling, located in a RH-1 (D) (Residential, Detached, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted
14. 2001.1083D (TAM: 558-6325)
200-202 FAIR OAKS STREET - southwest corner of Fair Oaks and 23rd Street; Lot 1 in Assessor's Block 3648 - Staff-initiated Discretionary Review request for Building Permit No. 2001/09/05/7610 to reduce the total number of legal dwelling units on the subject property, from 3 to 2 units. The property is a designated City Landmark (The Oakley Residence and Flats, Landmark No. 191) and is located in the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of February 14, 2002)
15. 2001.1102D (TAM: 558-6325)
1323 - 41ST AVENUE - between Irving Street and Lincoln Way, Lot 3 in Assessor's Block 1796 - Staff-initiated Discretionary Review request for Building Permit No. 2001/01/24/0455 and 2001/01/24/0457 to demolish an existing two-story, single-family dwelling and construct a new four-story, two-family dwelling. The property is located in the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with staff modifications.

F. PUBLIC COMMENT

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 28, 2002

1:30 PM

Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

FEB 25 2002

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02-25-02A09:52 RCVB

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or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

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1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

Journal of the Royal Society of Medicine

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you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0908DDDDDD (JONES: 558-6477)
166 AND 168 YERBA BUENA AVENUE - south side of Yerba Buena Avenue between Maywood Drive and Santa Paula Avenue, Lot 036 and Lot 37 in Assessor's Block 3078 - Request for Discretionary Review of Building Permit Application No. 2001/0724/4359, and 2001/0724/4356. Both permits are for the new construction of 2-story, single family dwellings on two vacant interior lots, located in a RH-1 (D) (Residential, Detached, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
(Proposed for Continuance to March 7, 2002)
2. 2001.0973DDDDDD (CABREROS: 558-6169)
2518 UNION STREET - north side between Scott and Divisadero Streets, Lot 008 in Assessor's Block 0945 - Requests for Discretionary Review of Building Permit Application 2001/0411/6580 proposing to construct a three-story horizontal addition approximately 31 feet wide by 15 feet deep at the rear of an existing two-story over garage, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. A terrace alteration above the garage and side bay extensions are also proposed.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Proposed for Continuance to March 14, 2002)
3. 2001.0535E (WYCKO: 558-5972)
724 - 730 VAN NESS AVENUE - The proposed project involves the demolition of two existing one-story buildings at 724-730 Van Ness Avenue and 650-660 Turk Street, and the construction of a new building consisting of an approximately 130-foot tall, 14-story tower fronting on Van Ness Avenue and a 67-foot tall, 7-story tower fronting on Turk Street above a two-level subsurface parking garage and ground floor retail space, accessory office and recreation/laundry room. The project site is located on Lots 4 and 8 in Assessor's Block 742. The vacant 724 Van Ness Avenue building was formerly occupied by about 4,500 square feet of retail space. At 730 Van Ness Avenue, there currently exists about 1,500 square feet of restaurant space. The existing structure at 650-660 Turk contains 9,750 square feet and is currently occupied by an auto repair business at street level and an auto glass repair shop at the mezzanine level. The new building would consist of about 134 dwelling units on floor levels 2 through 14 with lobby access from Van Ness Avenue, 45 independently-accessible parking spaces for the dwelling units on two parking levels with vehicular access from Turk Street, and ground floor space allocated to an approximately 1,530 square foot community/laundry room, about 830 square feet of office space accessory to the residential complex, and about 2,200 square feet of retail space. Both project site lots are within a RC-4 District (Residential-Commercial Combined District, High-Density District) and the Van Ness Avenue Special Use District (SUD) as well as a 130-V Height and Bulk District. The

The first part of the paper discusses the importance of the study and the objectives of the research. It also provides a brief overview of the methodology used in the study.

The second part of the paper presents the results of the study. It includes a detailed analysis of the data collected and a discussion of the findings.

The third part of the paper discusses the implications of the study and provides recommendations for future research. It also includes a conclusion and a list of references.

The fourth part of the paper provides a detailed description of the study area and the population. It also includes a description of the data collection process and the analysis of the data.

The fifth part of the paper discusses the results of the study and provides a detailed analysis of the data. It also includes a discussion of the findings and a conclusion.

The sixth part of the paper provides a detailed description of the study area and the population. It also includes a description of the data collection process and the analysis of the data.

project would require Conditional Use authorization for new construction over 40 feet in height. The project sponsor would also need to seek Variances regarding off-street parking and loading requirements and for the height of the mechanical penthouse on the tower which fronts Van Ness Avenue.

(Proposed for continuance to April 4, 2002.)

4. 2000.790EKXCTZM (LeBLANC: 558-6351)
888 HOWARD STREET, AKA 155 FIFTH STREET - northeast corner of 5th Street, Lot 66 in Assessor's Block 3724 -- (1) Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and (2) Request for Exceptions, including an exception to the Reduction of Ground Level Wind Currents requirement (Section 148); (3) Request for Conditional Use authorization for a hotel, Planning Code Sections 303 and 216(b) and (4) Amendments to the Planning Code and Zoning Maps to change the height, bulk and Floor Area Ratio (FAR) of the project site, Planning Code Section 302(c). The proposal would change the height and bulk zoning of the project site from 160-F to 320-M, and would change the maximum FAR from 5:1 to 7.5:1 without the purchase of Transferable Development Rights (TDR). (The current zoning allows a maximum FAR of 7.5:1, but only with the purchase of TDR). The Project would also require amendments to the Urban Design and Land Use Elements of the General Plan and the Downtown Area Plan to be consistent with the proposed changes related to height, bulk and FAR.

Preliminary Recommendations: Pending

NOTE: THE PROJECT CURRENTLY PROPOSES TO REZONE TO A 320-S HEIGHT AND BULK DISTRICT, INSTEAD OF A 320-M DISTRICT AS ORIGINALLY REQUESTED. THE PROJECT HAS BEEN RE-NOTICED FOR A HEARING ON MARCH 14.

5. 2001.1073DD (SMITH: 558-6322)
268 CHENERY STREET - northwest side of the street between Fairmount and Miguel Streets, Lot 012 in Assessor's Block 6685 - Request for Discretionary Review of Building Permit Application No. 2001/08/10/5766, proposing to construct a two-story rear horizontal addition on a duplex building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 4, 2002)

6. 2001.0062E (CHAN: 558-5982)
491 BAYSHORE BOULEVARD - Assessor's Block 5598, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28. **Appeal of Preliminary Mitigated Negative Declaration.** The proposed project would demolish the vacant buildings, totaling 107,372 square feet (sq.ft.) and construct a home improvement store (Home Depot). The main store would be two stories, approximately 129,581 sq.ft. with a 10,088-sq.-ft. enclosed green house. The proposed project also includes an 8,550-sq.-ft. outdoor-garden center. The total project size would be approximately 148,219 sq.ft. The building would be approximately 40 feet in height. A parking garage consisting of three-levels of parking totaling 550 parking spaces would also be constructed on this 5.73-acre site. Vehicular access to the parking garage would be from Bayshore Blvd., where Cortland Ave. dead-ends into Bayshore Blvd. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 21, 2002)

NOTE: IT HAS BEEN DETERMINED THAT A FULL ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR THIS PROJECT. A PUBLIC HEARING WILL BE SCHEDULED ON THE DRAFT REPORT AT A FUTURE DATE.

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of February 14, 2002.

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D. REGULAR CALENDAR

11. (HOGAN: 558-6610)

PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2002-2003 – Consideration of approval of a draft resolution adopting the Planning Department's proposed work program and budget for fiscal year 2002-2003.
Preliminary Recommendation: Approval

12. 2002.0055C (J.VOLLMANN: 558-6612)

251 CLEMENT STREET - southeast corner of 4th Avenue, Lot 037 in Assessor's Block 1435 - Request for Conditional Use Authorization pursuant to Planning Code Section 716.45 to allow the sale of beer and wine in an existing specialty grocery store (Super Tokio) for consumption off the premises. The subject site is located within the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

13. 2000.1130C (SMITH: 558-6322)

6 - 8 LOCKSLEY AVENUE - east side of the street between Kirkham Street and Warren Avenue, Lot 003 in Assessor's Block 2636 - Request by XM Satellite Radio for Conditional Use Authorization under Planning Code Section 209.6 to install two antennas on the rooftop and one equipment cabinet within the mechanical room of an apartment building located in a RM-4 (Residential, Mixed, High-Density) District and 40-X Height and Bulk District. The subject site is a Location Preference 2 site according to the *Wireless Telecommunications Services (WTS) Siting Guidelines*, as it is a co-location site.
Preliminary Recommendation: Approval with Conditions

14. 2001.1142C (VELLVE: 558-6263)

20 WOODSIDE AVENUE (501 LAGUNA HONDA BLVD.) - St. John's Church of Christ, at the southeastern corner of Woodside Avenue and Laguna Honda Boulevard; Lot 001 in Assessor's Block 2888A - Request for Conditional Use Authorization pursuant to Section 209.6 of the Planning Code to install three (3) panel antennas and related equipment as part of Metro PCS's wireless telecommunications network in a publicly-used structure (a church) within a RH-1(D) (House, One-Family (Detached Dwelling)) Zoning District, and a 40-X Height and Bulk District. The proposal is a Preference Location 1, publicly-used structure.
Preliminary Recommendation: Approval with conditions

15. 2001.1109C (NELSON: 558-6257)

2696 GEARY BOULEVARD - between Masonic Avenue and Emerson Street; Lot 004 in Assessor's Block 1071 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to legalize an existing wireless telecommunications facility within an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and an 80-D height and bulk district, upon the roof of an approximately 80-foot tall self-storage building, which is owned and operated by Public Storage, Inc. The two existing antennas are the sole antennas of TouchTel's wireless communication network. As per the City &

County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2, as it is a co-location site.
Preliminary Recommendation: Approval with conditions

16. 2001.0536C (NELSON: 558-6257)
2696 GEARY BOULEVARD - between Masonic Avenue and Emerson Street; Lot 004 in Assessor's Block 1071 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install and operate a wireless telecommunications facility within an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and an 80-D height and bulk district, upon the roof of an approximately 80-foot tall self-storage building, which is owned and operated by Public Storage, Inc. The six antennas would be part of MetroPCS' wireless communications network. As per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2, as it is a co-location site.
Preliminary Recommendation: Approval with conditions
- 17a. 2001.0716CEKV (CABREROS: 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - Request for Conditional Use Authorization under Planning Code Section 253 for a proposed building exceeding a height of 40 feet in an R (Residential) District and Section 253.2 for new construction exceeding 40 feet in height within the Van Ness Special Use District. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces on a vacant lot. The project is approximately 15,580 gross square feet in area, including parking. One unit within the building is proposed to be rented/sold as a below-market rate residential unit.
Preliminary recommendation: Approval with conditions
- 17b. 2001.0716CEKV (CABREROS: 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - A request to reduce the parking requirement for a new twelve-unit residential building. Pursuant to Planning Code Section 243(c)(8)(I), the Zoning Administrator may reduce the parking requirement (one space per dwelling unit) to no less than one space for each four dwelling units provided the Zoning Administrator determines that the reduced parking is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces (Section 151 of the Planning Code requires 12 independently accessible parking spaces) on a vacant lot.
- 18a. 2001.0800CD (M.SNYDER: 575-6891)
301 GUERRERO STREET - AKA 1795 15TH STREET - currently occupied by the business called Jet Hand Carwash and Detailing, southeast corner of 15th Street and Guerrero Streets, Lot 35 in Assessor's Block 3555 - Request for Conditional Use authorization under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) to allow the construction of three market rate dwelling units in an RH-3 (Residential, House, Three-family) District, a 40-X Height and Bulk District, and the Mission District.
Preliminary Recommendation : Approval with Conditions
(Continued from Regular Meeting of January 10, 2002)
- 18b. 2001.0800CD (M.SNYDER: 575-6891)
301 GUERRERO STREET - AKA 1795 15TH STREET - currently occupied by the business called Jet Hand Carwash and Detailing, southeast corner of 15th Street and

Guerrero Street, Lot 35 in Assessor's Block 3555 - Mandatory Discretionary review under Board of Supervisor's Resolution 518-01 (the Mission District Interim Controls) for the change of use from a car washing business to three market-rate dwelling units, in the RH-3 (Residential, House, Three-Family) District, a 40-X Height and Bulk District, and the Mission District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Project as proposed

(Continued from Regular Meeting of January 10, 2002)

E. DISCRETIONARY REVIEW HEARING

At Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

19. 2001.0921D (JONES: 558-6477)
1358 - 47TH AVENUE - Lot 030 in Assessor's Block 1801 - Discretionary Review Request for Building Permit Application No. 2001/02/22/2698, To construction a new four-story, two-family dwelling on a vacant lot in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 28, 2002**

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 27 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

02-27-02A10:08 REV0

1:30 P.M.

CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

2001.1071D

(CRAWFORD: 558-6358)

51-55 VICKSBURG STREET - east side between 22nd and 23rd Streets, Assessor's Block 3628 Lot 023A - Staff initiated request for Discretionary Review of Building Permit Application 2001/1102/2416, to convert a 3 unit building to a 1 unit building (merge three dwelling units into one) in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Take Discretionary Review; approve the merger of two units and require the maintenance of the remaining unit.

NOTE: On February 14, 2002, following public testimony, the Commission closed public hearing. A motion to take discretionary review and approve the project with a merger of two units fell to carry with a tie vote of +3 -3. Commissioners Fay, Salinas and Theoharis voted no. Commission Baltimore was absent. The matter was continued to February 28, 2002, to allow the absent commissioner to participate in the final action.

(Continued from Regular Meeting of February 14, 2002)

Mathematics

Introduction to the Study of Mathematics

What is Mathematics?

1

Mathematics is the study of numbers, shapes, and patterns.

It is a branch of science that deals with the properties and relationships of numbers and shapes.

Mathematics is a universal language that can be used to describe the world around us.

It is a tool that can be used to solve problems and make predictions.

Mathematics is a creative and logical discipline.

It is a subject that can be studied at any level of difficulty.

Mathematics is a subject that can be used to improve our understanding of the world.

It is a subject that can be used to make our lives better.

Mathematics is a subject that can be used to make the world a better place.

It is a subject that can be used to make the world a more beautiful place.

Why Study Mathematics?

Mathematics is a subject that can be used to improve our understanding of the world.

It is a subject that can be used to make our lives better.

Mathematics is a subject that can be used to make the world a better place.

It is a subject that can be used to make the world a more beautiful place.

Mathematics is a subject that can be used to make the world a more interesting place.

It is a subject that can be used to make the world a more exciting place.

Mathematics is a subject that can be used to make the world a more peaceful place.

It is a subject that can be used to make the world a more harmonious place.

Mathematics is a subject that can be used to make the world a more just place.

It is a subject that can be used to make the world a more equitable place.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

03-04-02A09:44 RCVD

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 7, 2002**

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

MAR - 4 2002

**President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis**

**SAN FRANCISCO
PUBLIC LIBRARY**

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1116DDD (SANCHEZ: 558-6679)
2808 LAGUNA STREET - Lot 021 in Assessor's Block 0543 - Discretionary Review Request for Building Permit Application Number 2001/0119/0164'S', to raise the subject building approximately 4 feet, 5 inches to accommodate a garage at the ground level and to add a fourth-floor penthouse to the existing three-level single-family building within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
ALL DISCRETIONARY REVIEWS WITHDRAWN
2. 2001. 1130DD (CABREROS: 558-6169)
147 6TH AVENUE - west side between Lake and California Streets, Lot 013 in Assessor's Block 1366 - Requests for Discretionary Review of Building Permit Application Nos. 2001/0713/3641 and 2001/0713/3642 proposing to demolish the existing two-story over garage, single-family home and to construct a three-story over garage, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 14, 2002)
3. 1999.818C (WOODS: 558-6315)
2455 BUSH STREET (a.k.a. 1770 SCOTT STREET) - southeast corner of Bush and Scott Streets, between Scott and Pierce Streets, Lot 3 in Assessor's Block 680 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 711.11, 711.21 and 711.81 for the alteration of an existing building (the California Tennis Club), including an addition which will increase the overall gross square footage of the building by approximately 7,000 square feet, for a total of approximately 21,000 gross square feet in an NC-2 District (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to April 11, 2002)
4. 2001.1091C (SIROIS: 558-6313)
1795 38TH AVENUE (AKA 3126 NORIEGA STREET) - west side of 38TH Avenue between Noriega and Moraga Streets, Lot 016, Assessor's Block 2011 - Request for Conditional Use Authorization by Verizon Wireless to install a telecommunications facility pursuant to Planning Code Section 710.83, which includes the installation of 12 panel antennas, one GPS antenna and associated equipment cabinets in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The subject site is a preference 6 location (NC-1 District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of February 14, 2002)
(Proposed for Continuance to April 11, 2002)

5. 2001.0908DDDDDD (JONES: 558-6477)
166-168 YERBA BUENA AVENUE - west side between Maywood Drive and Santa Paula Avenue, Lot 036 and Lot 037 in Assessor's Block 3078 - Requests for Discretionary Review of Building Permit Application Nos. 2001/07/24/4359 and 2001/07/24/4356, proposing for each permit the new construction of a two-story, single-family dwelling on two adjacent interior vacant lots in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height District.
Preliminary Recommendation: Do not take Discretionary Review and approve as revised.
(Proposed for Continuance to May 9, 2002)
6. 2001.0894D (CABREROS: 558-6169)
22-24 ANNAPOLIS TERRACE - east side between Turk Street and Golden Gate Avenue, Lot 015 in Assessor's Block 1163 -- Request for Discretionary Review of Building Permit Application No. 2001/0626/2362 proposing an approximately 28-foot long by 25-foot wide horizontal addition at the rear of the existing third story within the existing footprint of a two-story portion of a two-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for continuance to May 9, 2002. Subsequent to the mailing of the Section 311 notification and the filing of this request for Discretionary Review, the project sponsor submitted a revision which included the addition of a partial fourth story. Further Section 311 notification will be required due to the expansion of the proposed building envelope as previously noticed.)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of February 21, 2002
8. Commission Matters

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

- 11a. 2001.0716CEKV (CABREROS: 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - Request for Conditional Use Authorization under Planning Code Section 253 for a proposed building exceeding a height of 40 feet in an R (Residential) District and Section 253.2 for new construction exceeding 40 feet in height within the Van Ness Special Use District. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces on a vacant lot. The project is approximately 15,580 gross square feet in area, including parking. One unit within the building is proposed to be rented/sold as a below-market rate residential unit.
Preliminary recommendation: Approval with conditions
NOTE: On February 28, 2002, following Public Testimony, the Commission closed the Public Hearing. The Commission entertained two motions on this matter: 1) a motion to approve the project requiring two affordable units at 100% and 120% of median income levels. The motion failed to carry with a +3-2 vote with

Commissioners Lim and Fay voting No and Commissioners Chinchilla and Theoharis absent. 2) the second motion entertained was to approve staff recommendation. This motion also failed to carry with a +3-2 vote with Commissioners Baltimore and Salinas voting No and Commissioners Chinchilla and Theoharis absent. 3) The matter was then continued to March 7, 2002 to allow the absent Commissioners to participate in the final action.

- 11b. 2001.0716CEKV (CABREROS: 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - A request to reduce the parking requirement for a new twelve-unit residential building. Pursuant to Planning Code Section 243(c)(8)(l), the Zoning Administrator may reduce the parking requirement (one space per dwelling unit) to no less than one space for each four dwelling units provided the Zoning Administrator determines that the reduced parking is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces (Section 151 of the Planning Code requires 12 independently accessible parking spaces) on a vacant lot.
NOTE: On February 28, 2002, following Public Testimony the Zoning Administrator closed the Public Hearing and continued the matter to March 7, 2002.

E. REGULAR CALENDAR

12. (HOGAN: 558-6610)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2002-2003 - Consideration of approval of a draft resolution adopting the Planning Department's proposed work program and budget for fiscal year 2002-2003.
 Preliminary Recommendation: Approval
 (Continued from Regular Meeting of February 28, 2002)
13. 2000.965E (DEAN: 558-5980)
949 MARKET STREET - **Certification of the Final Environmental Impact Report** prepared for the proposed demolition of the existing building at 949-961 Market Street (Assessor's Block 3704, Lot 71), consisting of a 40-foot-high former theater and a 66-foot-high former retail component, and construction of a new 12-story-plus-basement, 119-foot-tall, mixed retail-residential building with 152 dwelling units. Total new construction would be about 241,200 square feet. The proposed project would provide 158 parking spaces and one loading space. The approximately 23,400-square-foot project site is located in the middle of the block on the south side of Market Street between Fifth and Sixth Streets, and is within the C-3-G (Downtown General Commercial) zoning district and the 120-X height and bulk district. The proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309, Permit Review in C-3 District, and Conditional Use authorization.
Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 18, 2001. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification only may be presented to the Planning Commission.
 Preliminary Recommendation: Certify Environmental Impact Report
14. 2001.1158T (LORD: 558-6311)
 Consideration of an Ordinance amending the San Francisco Planning Code by amending the definition of "Live/Work Unit" in Section 101.13 to clarify that the residential use and the integrated work space must be in the same unit, and by amending Section 233 to prohibit new Live/Work Units except for accessory uses authorized by Section 204.4.
 Preliminary Recommendation: Disapproval

15. 2001.1157T (LORD: 558-6311)
Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 816 to provide that development projects in the Service/Light Industrial/Residential (SLR) Mixed Use Districts that contain dwelling units 10 percent or more of which are affordable are not subject to Planning Commission policies and procedures that discourage housing in the Industrial Protection Zone and by deleting references to live/work uses; adopting findings.
Preliminary Recommendation: Disapproval

F. DISCRETIONARY REVIEW HEARING

At Approximately 3:30 PM the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

16. 2001.1162D (SIDER: 558-6697)
227 CONNECTICUT STREET - east side between Mariposa and 18th Streets, Lot 027 in Assessor's Block 4003 - Mandatory Discretionary Review of Building Permit Application Number 2001/11/19/3542 proposing to (1) merge two legal dwelling units into one dwelling unit and (2) construct a rear expansion in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

17. 2001.1103D (MASSEHAN: 558-6383)
2711-2713 AND 2715-2717 PINE STREET - south side between Divisadero and Broderick Streets, Lots 032 and 033 in Assessor's Block 1049 - Request for Discretionary Review of Building Permit Application Nos. 2001/03/19/4595 and 2001/03/19/4601 to construct two new two-story over garage two-unit residential buildings, on two adjacent vacant lots. The project is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 14, 2002

1:30 PM

Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

MAR 11 2002

SAN FRANCISCO
PUBLIC LIBRARY

03-11-02A10353 RCVD

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices *(67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).*

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0505C (M. WOODS: (415) 558-6315)

2324 - 2340 CHESTNUT STREET - north side, between Scott and Divisadero Streets, Lots 12 and 14 in Assessor's Block 929 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 711.11, 711.21 and 711.27 to exceed the permitted lot size of 9,999 square feet by approximately 7,500 square feet for a total lot size of approximately 17,501 square feet and the permitted use size of 3,999 gross square feet for the expansion of an existing personal service use (Gorilla Sports) from approximately 11,700 gross square feet to approximately 22,700 gross square feet, and to allow hours of operation to commence prior to 6:00 a.m. (5:30 a.m. proposed) in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District. The proposal is to incorporate the Presidio Theatre space (approximately 11,000 gross square feet) at 2340 Chestnut Street with the existing Gorilla Sports space (approximately 11,700 gross square feet) at 2324 Chestnut Street. The conversion of use of the theatre space would involve removal of theatre seating, interior alterations as well as exterior alterations consisting of the provision of two ingress/egress doorways connecting the two buildings. The existing retail spaces at the front of the Presidio Theatre would be retained.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular of January 10, 2002)

APPLICATION WITHDRAWN

2. 2001.0918E (L. KIENKER: (415) 558-5970)

3750 THIRD STREET - Lot 10 of Assessor's Block 5225, northwestern corner of Third Street and Evans Avenue - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed demolition of an existing 300-gross-square-foot (gsf) gas station and construction of a proposed approximately 2,777-gsf building with shared ground-floor use as a gas station cashier, mini-mart, and fast-food facility with a drive-thru accessed from Phelps Street. The proposed project also includes gas station fueling pump replacement and underground storage tank (UST) replacement. The site is within the M-2 (Heavy Industrial) zoning district and 65-J height and bulk district. The site is within the Third Street Interim Land Use Control area NC-3 (Neighborhood Commercial) District. The project would require conditional use authorization by the Planning Commission for the fast-food use in an NC-3 District, permit approval for food service from the Department of Public Health, and underground storage tank replacement permit approval from the Department of Public Health and Fire Department.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

NOTE: IT HAS BEEN DETERMINED THAT A FULL ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR THIS PROJECT. A PUBLIC HEARING WILL BE SCHEDULED ON THE DRAFT REPORT AT A FUTURE DATE. THEREFORE, THE APPEAL OF THE NEGATIVE DECLARATION IS NO LONGER BEFORE THE COMMISSION.

3. 2000.790EKTZMCX (K. ADMUR: (415) 558-6351)
888 HOWARD STREET, (AKA 155 5TH STREET) - northeast corner of 5th Street, Lot 66 in Assessor's Block 3724 - (1) Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and (2) Request for Exceptions, including an exception to the Reduction of Ground Level Wind Currents requirement (Section 148) and an exception to the Bulk limits (Sections 270 and 272); (3) Request for Conditional Use authorization for a hotel (Sections 303 and 216(b)) and (4) Amendments to the Planning Code and Zoning Maps to change the height, bulk and Floor Area Ratio (FAR) of the project site, Planning Code Section 302(c) . The proposal would change the height and bulk zoning of the project site from 160-F to 320-S, and would change the maximum FAR from 5:1 to 7.5:1 without the purchase of Transferable Development Rights (TDR). (The current zoning allows a maximum FAR of 7.5:1, but only with the purchase of TDR). The Project would also require amendments to the Urban Design and Land Use Elements of the General Plan and the Downtown Area Plan to be consistent with the proposed changes related to height, bulk and FAR.
Preliminary Recommendation: Pending
(Proposed for continuance to April 25, 2002)
4. 2001.0739DDDDDDDD (G. CABEROS: (415) 558-6169)
3352 WASHINGTON STREET - north side between Walnut Street and Presidio Avenue, Lot 011 in Assessor's Block 0984 - Requests for Discretionary Review of Building Permit Application 2000/0616/2818S proposing to construct a dormer, deck and windscreens at roof level, to add a horizontal addition at the rear and to alter both front and rear facades of the existing four-story, single-family house located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 10, 2002)
(Proposed for Continuance to May 16, 2002)
5. 2001.0676CR (M. SMITH: (415) 558-6322)
1935 32ND AVENUE - (San Francisco Fire Station #18), west side of the street between Ortega and Pacheco Streets, Lot 006 in Assessor's Block 2102 - Request by Metro PCS for Conditional Use Authorization under Planning Code Sections 234.2 and 209.6 (b) to install three antennas, one GPS antenna, and ten equipment cabinets on the rooftop of a fire station located in a P (Public Use) District and 40-X Height and Bulk District. The subject site is a Location Preference 1 site according to the *Wireless Telecommunications Services (WTS) Siting Guidelines*, as it is a publicly-used structure.
(Continued from Regular Meeting of November 8, 2001)
(Proposed for Continuance to May 9, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of February 28, 2002.
7. Commission Matters

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public may address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify

and the Commission has closed the public hearing. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 10a. 2001.0716CEKV (G. CABREROS: (415) 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - Request for Conditional Use Authorization under Planning Code Section 253 for a proposed building exceeding a height of 40 feet in an R (Residential) District and Section 253.2 for new construction exceeding 40 feet in height within the Van Ness Special Use District. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces on a vacant lot. The project is approximately 15,580 gross square feet in area, including parking. One unit within the building is proposed to be rented/sold as a below-market rate residential unit.
Preliminary recommendation: Approval with conditions

NOTE: On February 28, 2002, following Public Testimony, the Commission closed the Public Hearing. The Commission entertained two motions on this matter: 1) a motion to approve the project requiring two affordable units at 100% and 120% of median income levels. The motion failed to carry with a +3-2 vote with Commissioners Lim and Fay voting No and Commissioners Chinchilla and Theoharis absent. 2) the second motion entertained was to approve staff recommendation. This motion also failed to carry with a +3-2 vote with Commissioners Baltimore and Salinas voting No and Commissioners Chinchilla and Theoharis absent. 3) The matter was then continued to March 7, 2002 to allow the absent Commissioners to participate in the final action.

NOTE: On March 7, 2002, the Commission again entertained two motions on this matter: 1) a motion to approve the project requiring two affordable units at 100% and 120% of median income levels. The motion failed to carry with a +3-3 vote with Commissioners Chinchilla, Fay and Theoharis voting No and Commissioner Lim was absent. 2) the second motion entertained was to approve staff recommendation. This motion also failed to carry with a +3-3 vote with Commissioners Baltimore, Joe and Salinas voting No and Commissioner Lim was absent. 3) The matter was then continued to March 14, 2002 at the call of the chair to allow the absent Commissioner to participate in the final action.

- 10b. 2001.0716CEKV (G. CABREROS: (415) 558-6169)
755 EDDY STREET - south side between Van Ness Avenue and Polk Street in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District, Lot 010 in Assessor's Block 0742 - A request to reduce the parking requirement for a new twelve-unit residential building. Pursuant to Planning Code Section 243(c)(8)(I), the Zoning Administrator may reduce the parking requirement (one space per dwelling unit) to no less than one space for each four dwelling units provided the Zoning Administrator determines that the reduced parking is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The proposal is to construct a twelve-unit, 50-foot high, five-story residential building with eight independently accessible parking spaces (Section 151 of the Planning Code requires 12 independently accessible parking spaces) on a vacant lot.
NOTE: On February 28, 2002, following Public Testimony the Zoning Administrator closed the Public Hearing and continued the matter to March 7, 2002.
NOTE: On March 7, 2002, the Zoning Administrator continued the matter to March 14, 2002.

F. REGULAR CALENDAR

11. (K. RICH: (415) 558-6345/D. ALUMBAUGH: (415) 558-6601)
BALBOA PARK BETTER NEIGHBORHOODS PLAN - Update on the Balboa Park Station Area planning process, part of the Department's Better Neighborhoods Program.
- 12a. 2001.1027CR (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for a finding of Conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code, to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the City-owned Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. A General Plan Referral is required for any ordinances or resolutions concerning a change of use of any public property, building, or structure. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Finding of Conformity with the General Plan
- 12b. 2001.1027CR (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. Because the parking facility is the property of the City and County of San Francisco, the application also requires a finding of conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Approval with conditions
13. 2000.809C (T. TAM: (415) 558-6325)
522, 550, AND 552 CARTER STREET, 105 WALBRIDGE STREET - southwest corner of Carter and Walbridge Streets; Lots 2, 3, 4, and 6 in Assessor's Block 6428 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of up to 101 affordable multi-family residential units (by Mercy Housing California), requiring modification of Planning Code standard for dwelling unit density. The property is located in the RH-2 (Residential, House, Two-Family) and NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

G. DISCRETIONARY REVIEW HEARING

At Approximately **2:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation

and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:30 PM, but have not been called or heard by 2:30 PM, could be continued to a later time or date as determined by the Commission.

14. 2001.1165D (R. CRAWFORD: (415) 558-6358)
2420 TARAVAL STREET - North side between 34th and 35th Avenues. Assessor's Block 2363 Lot 017 - Request for Discretionary Review of Building Permit Application 2001/0830/7267S, to demolish the existing two story over garage, single unit building, and construct a new three story over garage three unit building in an NC-2 (Small Scale Neighborhood Commercial) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the Building Permit
15. 2001.014D (D. DIBARTOLO: (415) 558-6291)
42-44 AUGUST ALLEY - east side, in the block bounded by Powell, Mason, Union and Green Streets. Assessor's Block 0118, Lot 016 - Staff-initiated request for Discretionary Review of Building Permit Application 2001/0921/8977, to merge two dwelling units to one dwelling unit in an RM-2 (Residential, Mixed, Moderate-Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Building Permit.
16. 2001.1130DD (G. CABREROS: (415) 558-6169)
147 6TH AVENUE - west side between Lake and California Streets, Lot 013 in Assessor's Block 1366 - Requests for Discretionary Review of Building Permit Application Nos. 2001/0713/3641 and 2001/0713/3642 proposing to demolish the existing two-story over garage, single-family home and to construct a three-story over garage, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of February 28, 2002)
17. 2001.0734D (S. SANCHEZ: (415) 558-6679)
1745 CLEMENT STREET - south side between 18th and 19th Avenues, Lot 036 in Assessor's Block 1450 - Request for Discretionary Review of Building Permit Application Number 2001/0227/3029, to legalize a second story deck with stairs providing access to the rear yard, constructed without benefit of permit at the rear of a single-family building within an RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
18. 2001.0973DDDDDD (G. CABREROS: (415) 558-6169)
2518 UNION STREET - north side between Scott and Divisadero Streets, Lot 008 in Assessor's Block 0945 - Requests for Discretionary Review of Building Permit Application 2001/0411/6580 proposing to construct a three-story horizontal addition approximately 31 feet wide by 15 feet deep at the rear of an existing two-story over garage, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. A terrace alteration above the garage and side bay extensions are also proposed.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of February 28, 2002)

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

MAR 18 2002

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 21, 2002
1:30 PM
Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0067D (V. MASSEHIAN: 415-558-6363)
650A 45TH AVENUE - east side between Balboa Street and Anza Street, Lot 030A in Assessor's Block 1587 - Request for Discretionary Review of Building Permit Application No. 2001/12/06/4728 proposing to build a two-story addition to the existing one-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

DISCRETIONARY REVIEW HAS BEEN WITHDRAWN

- 2a. 2001.0190D (M. WOODS: 415- 558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Demolition Permit Application No. 2002/0214/9237, which supersedes withdrawn Demolition Permit Application No. 2001/0103/9061, proposing to demolish the existing one-story garage at the rear of the lot, facing Perine Place, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. A Variance to modify rear yard requirements was granted for the rebuilding of the garage and the construction of the new dwelling unit under Case No. 96.319V.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Proposed for Continuance to May 2, 2002)

- 2b. 2001.0191D (M. WOODS: 415- 558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Building Permit Application No. 2000/0408/6762S proposing to (a) demolish and rebuild the rear portion (approximately two-thirds) of the existing two-story building, containing two dwelling units, at the front of the lot, facing California Street; (b) add a newly excavated ground level; (c) move the existing building forward by approximately 8 feet, and raise the building approximately 2 feet in order to establish a ground floor at grade level; and (d) add a partial fourth floor, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed alterations were previously approved by the City Planning Commission under Motion No. 14442 for Case No. 96.319C.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Proposed for Continuance to May 2, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of March 7, 2002.
4. Commission Matters

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. 2002.01321 (P. VOLLMANN: 415-558-6405)
415 JACKSON STREET (a.k.a. 407 JACKSON STREET) - south side between Sansome and Montgomery Streets - Lot 022 in Assessor's Block 0196. Request for notification to the Planning Commission from the Zoning Administrator pursuant to Planning Code Section 304.5, regarding an abbreviated institutional master plan for an 8,500 square foot post-secondary advertising school (Miami Ad School) occupying the existing basement. The site is located in a C-2 Zone, a 65-A height and bulk district, and the Washington-Broadway-1 Special Use District. The Commission may or may not opt to hold a future public hearing, for the receipt of public testimony only.

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. 2002.0113L (A. LIGHT: 415-558-6254)
1-33 COLUMBUS AVENUE (A.K.A. 612-624 WASHINGTON STREET) - Drexler Building/Colombo Building, northwest corner of Columbus Avenue and Washington Street. Assessor's Block 195, Lot 4. Request for Planning Commission approval on the proposed landmark designation, which was initiated by the Board of Supervisors on January 28, 2002. The two-story, concrete and marble, classical revival, retail and office building was constructed in 1913. The subject property is zoned CCB (Chinatown Community Business) District and is in a 65-D/2 Height and Bulk District.
Preliminary Recommendation: Approval
9. 2001.0015Z (M. WOODS: 415-558-6315)
1052 OAK STREET - north side between Divisadero and Scott Streets, Lot 5 in Assessor's Block 1216 - Request for reclassification of a portion (approximately 3,136 square feet) of Lot 5 (a part of the Touchless Car Wash site) from NC-2 (Small-Scale Neighborhood Commercial) District to RH-3 (Residential, House, Three-Family) District. Currently, the entire lot area, approximately 4,199 square feet, of Lot 5 is zoned NC-2. This reclassification is to allow the construction of three new residential units in accordance with Planning Commission Motion No. 16036 relating to a conditional use authorization approved on November 16, 2000 to expand the car wash.
Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
(Continued from Regular Meeting of January 17, 2002)
10. 2001.1169C (G.NELSON: 415-558-6257)
1101-1123 FILLMORE STREET - at the northwest corner of Fillmore Street and Golden Gate Avenue; Lot 002 in Assessor's Block 0755 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of three panel antennas on the roof of a 49-foot tall, five-story apartment building, within a Moderate Scale Neighborhood Commercial (NC-3) Zoning District and a 50-X Height and Bulk District. The project site is a Preferred Location Preference 2 per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting

Guidelines, as it is a co-location site. The project site is currently occupied by a Sprint PCS installation. The proposed site would be operated as part of MetroPCS' wireless telecommunications network.

Preliminary Recommendation: Approval with conditions

11. 2002.0068C (D. DIBARTOLO: 415-558-6291)
965 SUTTER STREET - between Hyde and Leavenworth Streets; Lot 022 in Assessor's Block 0300 - Request for Conditional Use Authorization pursuant to Section 209.6(b) of the Planning Code to install a total of six panel antennas at the roof, and associated equipment cabinets within the basement, of the 80-foot tall mixed-use structure. Each panel antenna would measure approximately 52 inches high by 6 inches wide by 2 inches deep, and would be mounted on the existing 98" tall penthouse and will be painted to match its color. Two antennas each would be mounted on the east, west and south faces of the existing rooftop penthouse, not extending above the height of the penthouse. The associated equipment cabinets would be located within the basement and a small accessory antenna for the reception of GPS data would be mounted on the roof, all as part of the Metro PCS wireless network. The site is a Preference 5 location under the WTS Guidelines.
Preliminary Recommendation: approval with conditions
- 12a. 1999.813CD (D. SIDER: 415-558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Request for Conditional Use Authorization to allow the construction of dwelling units pursuant to Planning Code Section 215(a) in an M-1 (Light Industrial) Zoning District. The proposal is to demolish an existing industrial building and construct a three and four-story building containing 9 dwelling units and 9 parking spaces in a ground level garage. The property is within an M-1 Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
- 12b. 1999.813ECD (D. SIDER: 415-558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Mandatory Discretionary Review of a proposal to demolish a 3,000 square foot existing industrial building and construct a new building containing 9 dwelling units. Planning Commission IPZ Policy (Resolution Number 16202) discourages the development of housing within an IPZ. The property is within an M-1 (Light Industrial) Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve the project as proposed.
- 13a. 2000.1164CD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271 and 304, and Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls) for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 183 dwelling units, 26,000 square feet of commercial space and up to 176 independently accessible off-street parking spaces. Exceptions are requested from rear yard, dwelling unit exposure and parking requirements of the Planning Code and to provide less than 25% of the dwelling as affordable. The site is within a C-M (Heavy Commercial) Zoning District, a 50-X and 65-B Height and Bulk District and is subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with Conditions
- 13b. 2000.1164CD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Mandatory Discretionary Review of a proposal to demolish two light industrial buildings and construct a mixed-use Planned Unit Development.

Mission District Interim Controls (Board of Supervisor's Resolution No. 518-01) require Discretionary Review for all land use changes in the subject area. The property is within a C-M (Heavy Commercial) Zoning District, and a 50-X and a 65-B Height and Bulk District. Preliminary Recommendation: Do not take D.R. and approve the project as proposed.

14. (J. BILLOVITS: 415-558-6390)
MARKET AND OCTAVIA BETTER NEIGHBORHOODS PLAN - Informational Presentation.

F. DISCRETIONARY REVIEW HEARING

At Approximately **4:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

15. 2001.0908DDDDDDDD (F. JONES: 415-558-6477)
166-168 YERBA BUENA AVENUE - west side between Maywood Drive and Santa Paula Avenue, Lot 036 and Lot 037 in Assessor's Block 3078 - Requests for Discretionary Review of Building Permit Application Nos. 2001/07/24/4359 and 2001/07/24/4356, proposing for each permit the new construction of a two-story, single-family dwelling on two adjacent interior vacant lots in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height District.
Preliminary Recommendation: Do not take Discretionary Review and approve as revised.
16. 2001.527D (R. CRAWFORD: 415-558-6358)
115 ELLINGTON AVENUE - southeast side between Mt Vernon and Ottawa Avenues. Assessor's Block 7043 Lot 003F - Request for Discretionary Review of Building Permit Application 2000/12/18/8198 proposing a one story vertical addition and a 12 foot horizontal addition at the rear of a single family dwelling in an RH-1, (Residential House, One Family) district and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the Project.
17. 2001.1175DDDD (M. SMITH: 415-558-6422)
630 28TH AVENUE - north side of the street between Douglass and Diamond Streets, Lot 004A in Assessors Block 6605, request for Discretionary Review of Building Permit Application No. 2001/10/31/2129, proposing to construct a three-story rear horizontal addition on an existing two-story single-family house, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and modify the Project.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350


5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING



NOTICE OF CANCELLATION

DOCUMENTS DEPT.

MAR 25 2002

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SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, March 28, 2002*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, March 28, 2002** has been canceled. The next Regular Meeting of the Planning Commission will be held on **Thursday, April 4, 2002**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR CHINCHILLA
VICE-PRESIDENT	WILLIAM W. FAY
COMMISSIONER	ROSLYN BALTIMORE
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	MYRNA LIM
COMMISSIONER	JIM SALINAS, Sr.
COMMISSIONER	ANITA THEOHARIS
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

INSTITUTIONAL REVIEW BOARD

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SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting & Calendar

APR - 1 2002

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Commission Chambers - Room 400
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04-01-02A10:22 RCVD

Thursday, April 4, 2002

1:30 PM

Regular Meeting

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Vice President: William W. Fay

Commissioners: Roslyn Baltimore; Cynthia Joe;

Myrna Lim; Jim Salinas, Sr., Anita Theoharis

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1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0535E (B.WYCKO: (415) 558-5972)
724-730 VAN NESS AVENUE - Appeal of Preliminary Negative Declaration. The proposed project involves the demolition of two existing one-story buildings at 724-730 Van Ness Avenue and 650-660 Turk Street, and the construction of a new building consisting of an approximately 130-foot tall, 14-story tower fronting on Van Ness Avenue and a 67-foot tall, 7-story tower fronting on Turk Street above a two-level subsurface parking garage and ground floor retail space, accessory office and recreation/laundry room. The project site is located on Lots 4 and 8 in Assessor's Block 742. The vacant 724 Van Ness Avenue building was formerly occupied by about 4,500 square feet of retail space. At 730 Van Ness Avenue, there currently exists about 1,500 square feet of restaurant space. The existing structure at 650-660 Turk contains 9,750 square feet and is currently occupied by an auto repair business at street level and an auto glass repair shop at the mezzanine level. The new building would consist of about 134 dwelling units on floor levels 2 through 14 with lobby access from Van Ness Avenue, 45 independently-accessible parking spaces for the dwelling units on two parking levels with vehicular access from Turk Street, and ground floor space allocated to an approximately 1,530 square foot community/laundry room, about 830 square feet of office space accessory to the residential complex, and about 2,200 square feet of retail space. Both project site lots are within a RC-4 District (Residential-Commercial Combined District, High-Density District) and the Van Ness Avenue Special Use District (SUD) as well as a 130-V Height and Bulk District. The project would require Conditional Use authorization for new construction over 40 feet in height. The project sponsor would also need to seek Variances regarding off-street parking and loading requirements and for the height of the mechanical penthouse on the tower which fronts Van Ness Avenue.
(Continued from Regular Meeting of March 21, 2002)
(Proposed for continuance to May 23, 2002)
- 2a. 2001.1027CR (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for a finding of Conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code, to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the City-owned Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. A General Plan Referral is required for any ordinances or resolutions concerning a change of use of any public property, building, or structure. Per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Finding of Conformity with the General Plan
(Continued from Regular Meeting of March 14, 2002)

(Proposed for Continuance to April 11, 2002)

- 2b. 2001.1027CR (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. Because the parking facility is the property of the City and County of San Francisco, the application also requires a finding of conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 14, 2002)
(Proposed for Continuance to April 11, 2002)

3. 2001.1098H (A. LIGHT: (415) 558-6254)
216 STOCKTON STREET - east side between Geary and Post Streets, Assessor's Block 309, Lot 13. A three story, black granite-clad Art Moderne-style Category IV Building in the Kearny-Market-Mason-Sutter Conservation District, zoned in a C-3-R (Downtown, Retail) District and is in a 80-130-F Height and Bulk District. Request for Permit to Alter under Article 11 of the Planning Code to allow exterior alterations to the façade above the ground floor.
Preliminary Recommendation: Approval
(Proposed for Continuance to April 11, 2002)

4. 2000.1183DDD (SANCHEZ: 558-6679)
1725 LAKE STREET - south side between 18th and 19th Avenues, Lot 035 in Assessor's Block 1378 - Requests for Discretionary Review of Building Permit Application No. 2000/07/03/4299'S' proposing to add two floors, an extension to the rear and additions to both sides and the front of an existing single-family house in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of January 24, 2002)
BUILDING PERMIT APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public may address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2001.1130DD (G. CABREROS: (415) 558-6169)
147 6TH AVENUE - west side between Lake and California Streets, Lot 013 in Assessor's Block 1366 - Requests for Discretionary Review of Building Permit Application Nos. 2001/0713/3641 and 2001/0713/3642 proposing to demolish the existing two-story over garage, single-family home and to construct a three-story over garage, two-unit building in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of March 14, 2002)

NOTE: On March 14, 2002, following public testimony the Commission closed the public hearing. The Commission entertained a motion to not take Discretionary Review and approve the project. The motion failed to carry by vote of +3 -3, with Commissioners Lim, Salinas and Joe voting no. Commissioner Chinchilla was absent. The matter was continued to April 4, 2002, at the call of the chair to allow the absent Commissioner to participate in the final action.

NOTE: On March 26, 2002, one of the Discretionary Review Requestors, Beth Tenny, a tenant at the subject property, withdrew her request for discretionary review. A letter requesting her withdrawal has been provided to the Commission Secretary. Because there were two discretionary review requestors, the matter is still before the Commission for final action.

- 9a. 1999.813CD (D. SIDER: 415-558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Request for Conditional Use Authorization to allow the construction of dwelling units pursuant to Planning Code Section 215(a) in an M-1 (Light Industrial) Zoning District. The proposal is to demolish an existing industrial building and construct a three and four-story building containing 9 dwelling units and 9 parking spaces in a ground level garage. The property is within an M-1 Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of March 21, 2002)

NOTE: On March 21, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions on this matter: 1) a motion to approve staff recommendations. The motion failed to carry with a +3 -4 vote with Commissioners Lim, Baltimore, Salinas and Chinchilla voting no. 2) A motion of intent to disapprove. This motion was approved by a +4 -3 vote with Commissioners Fay, Joe and Theoharis voting no. The matter was continued to April 4, 2002 for final action.

- 9b. 1999.813ECD (D. SIDER: 415-558-6697)
131 MISSOURI STREET - east side between 17th and Mariposa Streets; Lot 024 in Assessor's Block 3985 - Mandatory Discretionary Review of a proposal to demolish a 3,000 square foot existing industrial building and construct a new building containing 9 dwelling units. Planning Commission IPZ Policy (Resolution Number 16202) discourages the development of housing within an IPZ. The property is within an M-1 (Light Industrial) Zoning District, an IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take D.R. and approve the project as proposed.

(Continued from Regular Meeting of March 21, 2002)

NOTE: On March 21, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion of intent to take discretionary review and disapprove. This motion was approved by a +4 -3 vote

with Commissioners Fay, Joe and Theoharis voting no. The matter was continued to April 4, 2002 for final action.

F. REGULAR CALENDAR

10. 2001.0015Z (M. WOODS: 415-558-6315)
1052 OAK STREET (AKA 444 DIVISADERO AND 1060-62 OAK STREET) - north side between Divisadero and Scott Streets, Lot 5 in Assessor's Block 1216 - Request for reclassification of a portion (approximately 3,136 square feet) of Lot 5 (a part of the Touchless Car Wash site) from NC-2 (Small-Scale Neighborhood Commercial) District to RH-3 (Residential, House, Three-Family) District. Currently, the entire lot area, approximately 4,199 square feet, of Lot 5 is zoned NC-2. This reclassification is to allow the construction of three new residential units in accordance with Planning Commission Motion No. 16036 relating to a conditional use authorization approved on November 16, 2000 to expand the car wash.
Preliminary Recommendation: Adoption of the Draft Resolution for Reclassification.
(Continued from Regular Meeting of March 21, 2002)
11. 2002.0060C (V. RYAN: (415) 558-6812)
2325 UNION STREET - southwest corner of Union and Steiner Streets, Lot 22 in Assessor's Block 538 - Request for Conditional Use authorization under Planning Code Section 209.3(f) to provide child-care for 13 or more children. The proposal is to provide a child-care facility for up to 20 children in the Parish Hall of Saint Mary the Virgin Episcopal Church, which currently provides child-care for 12 children. The property is located within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
12. (D. ALUMBAUGH: 415-558-6601/J. RUBIN: 415-558-6310)
CENTRAL WATERFRONT BETTER NEIGHBORHOODS PLAN - Informational Presentation.
- 13a. 001.1140CDV (K. McGEE: (415) 558.6367)
1079 YORK STREET between 22nd and 23rd Streets; Lot 25 in Assessor's Block 4152 - Request for Conditional Use Authorization to legalize one market-rate dwelling unit that does not provide 25% affordability pursuant to Board of Supervisors Resolution No. 518-01, the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approve the project as proposed.
- 13b. 2001.1140CDV (K. McGEE: (415) 558.6367)
1079 YORK STREET - between 22nd and 23rd Streets; Lot 25, Assessor's Block 4152 - Board of Supervisors Resolution No. 518-01, the Mission District Interim Controls, requires a Discretionary Review hearing for any change of use, whether or not it is considered a change of use under the Building Code. The project proposes to legalize a second dwelling unit on the property. The property is in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 13b. 2001.1140CDV (K. McGEE: (415) 558.6367)
1079 YORK STREET - between 22nd and 23rd Streets; Lot 25, Assessor's Block 4152 - A variance is requested to provide a second parking space (in tandem arrangement) for the second unit, in accordance with Planning Code Section 151. The property is in a RH-2 Zoning District and in a 40-X Height and Bulk District.

14. 2002.0182C (K. AMDUR: (415) 558-6351)
141 MASON STREET - , west side between Ellis and Eddy Streets; Lot 003 in Assessor's Block 0331: -- Request for temporary conditional use authorization to expand an existing parking area within a C-3-G (Downtown General Commercial) District and a 130-F Height and Bulk District. The proposal is to demolish the existing one-story building containing two adult entertainment establishments and expand an existing surface parking lot from 15 spaces to 27 spaces.
Preliminary Recommendation: Approval with conditions
15. 2002.0111C (R. CRAWFORD: (415) 558-6358)
400 CASTRO STREET - (south west corner of Market and Castro Streets), Assessor's Block 2647, Lot 035 - Request under Planning Code Section 715.21 for Conditional Use Approval for a Retail Store with a floor area exceeding 1,999 square feet, to develop a 2,900 square foot clothing store (Diesel USA). This project lies within the Castro Street Neighborhood Commercial District and within the 65-B Height and Bulk District.
Preliminary Recommendation: Approval with conditions

E. DISCRETIONARY REVIEW HEARING

At Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

16. 2001.527D (R. CRAWFORD: 415-558-6358)
155 ELLINGTON AVENUE - southeast side between Mt Vernon and Ottawa Avenues. Assessor's Block 7043 Lot 003F - Request for Discretionary Review of Building Permit Application 2000/12/18/8198 proposing a one story vertical addition and a 12 foot horizontal addition at the rear of a single family dwelling in an RH-1, (Residential House, One Family) district and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and modify the Project.
(Continued from Regular Meeting of March 21, 2002)
17. 2002. 0208D (M. SMITH: (415) 558-6322)
455 AND 457 BUENA VISTA EAST AVENUE - south side of the street between Park Hill and Upper Terrace, Lot 060 in Assessor's Block 2607, staff initiated request for Discretionary Review of Building Permit Application Nos. 2001/12/10/4894, 2001/12/10/4896, and 2001/12/10/4898, proposing to demolish two residential buildings on one lot that contain a total of three dwelling units and constructing one three-story over basement, three-unit residential building, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
NOTE: On October 12, 2001 the Commission denied without prejudice a similar proposal for this property in case 2000.581C. The current proposal is being brought to the Commission as a Staff Initiated Discretionary Review because it involves similar issues.

Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permits

18. 2001.1073DD (M. SMITH: (415) 558-6322)
268 CHENERY STREET - northwest side of the street between Fairmount and Miguel Streets, Lot 012 in Assessor's Block 6685 - Request for Discretionary Review of Building Permit Application No. 2001/08/10/5766, proposing to construct a two-story rear horizontal addition on a duplex building, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit
(Continued from Regular Meeting of February 28, 2002)
19. 2002.0016D (J. VOLLMANN: (415) 558-6612)
2067-2069 GREEN STREET - south side between Buchanan and Webster Streets, Lot 023 in Assessor's Block 0556. Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/0810/5771 to convert an existing 4-unit building into two dwelling units. The proposal involves interior work to remove two kitchens. The property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 11, 2002
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

APR - 9 2002

SAN FRANCISCO
PUBLIC LIBRARY

04-00-02A10:10 RCYD

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the

approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1098H (A. LIGHT: (415) 558-6254)
216 STOCKTON STREET - east side between Geary and Posts Streets, in Assessor's Block 309, Lot 13 - Request for a Permit to Alter under Article 11 of the Planning Code to permit an alteration to the front facade of a three-story limestone and black granite-clad Category IV retail building in the Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown, Retail) Zoning District, and a 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 4, 2002)
(Proposed for Continuance to April 18, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commission Matters

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public may address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 5a. 2001.1027CB (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for a finding of Conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code, to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the City-owned Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. A General Plan Referral is required for any ordinances or resolutions concerning a change of use of any public property, building, or structure. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Finding of Conformity with the General Plan

(Continued from Regular Meeting of April 4, 2002)

- 5b. 2001.1027CR (G. NELSON: (415) 558-6257)
3224-3252 PIERCE STREET - east side between Chestnut and Lombard Streets; Lots 009,010,011,012 and 013 in Assessor's Block 0490 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of six panel antennas on an existing light pole and related equipment cabinets on an interior wall of the Marina District Off-Street Parking Facility as part of a wireless telecommunication network, in general conformity with the plans filed with the Application, within an NC-2 (small scale neighborhood commercial) Zoning District and a 40-X Height and Bulk District. Because the parking facility is the property of the City and County of San Francisco, the application also requires a finding of conformity with the General Plan pursuant to Section 4.105 of the San Francisco Charter, and Sections 2A.52 and 2A.53 of the Administrative Code. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a public facility.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 4, 2002)
6. 2001.0847C (M.SMITH: (415) 558-6322)
755 OCEAN AVENUE - bounded by Howth Street, Geneva Avenue, Ocean Avenue, and Highway 280, Lot 023 in Assessor's Block 6948 - Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT pursuant to Section 209.3 of the Planning Code to permit the reconfiguration and expansion of the existing private secondary school (Lick-Wilmerding High School) by constructing two below grade buildings in the center of the campus adding approximately 17,000 square feet and a total of three classrooms to the existing facility, requiring exceptions from otherwise applicable Planning Code requirements for rear yard, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
7. 2002.0105C (D. DiBARTOLO: (415) 558-6291)
232 JOICE STREET - east side, bounded by Sacramento, Clay, Stockton and Powell Streets; Lot 030 in Assessor's Block 0224 - Request for Conditional Use authorization pursuant to Sections 209.7 and 812.56 of the Planning Code to convert a vacant paved lot approximately 3,000 square-foot in area to a non-commercial Surface Parking Lot for the use of adjacent buildings within an RM-4 (Residential, Mixed, High-Density) District and a CR-NC (Chinatown Residential Neighborhood Commercial) District and 65-A and 65-85-N Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
- 8a. 2001.1061CD (B. FU: (415) 558-6613)
1077 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 050 in Assessor's Block 4224 - Request for Conditional Use Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to demolish an existing industrial building and allow the construction of three (3) dwelling units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with conditions
- 8b. 2001.1061CD (B. FU: (415) 558-6613)
1077 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 050 in Assessor's Block 4224 - Mandatory Discretionary Review per Planning Commission IPZ Policy, Resolution Number 16202), to demolish an existing industrial building and allow the construction of three (3) dwelling units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation.

Preliminary Recommendation: Approval with conditions

- 9a. 2001.1088CD (B. FU: (415) 558-6613)
1087 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 049 in Assessor's Block 4224 - Request for Conditional Use Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to demolish an existing industrial building and allow the construction of one (1) additional dwelling unit for a total of three (3) units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation. The project was previously approved for two (2) dwelling units on April 19, 2001.
Preliminary Recommendation: Approval with conditions
- 9b. 2001.1088CD (B. FU: (415) 558-6613)
1087 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 049 in Assessor's Block 4224 - Mandatory Discretionary Review per Planning Commission IPZ Policy, Resolution Number 16202), to demolish an existing industrial building and allow the construction of one (1) additional dwelling unit for a total of three (3) units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation. The project was previously approved for two (2) dwelling units on April 19, 2001.
Preliminary Recommendation: Approval with conditions
- 10a. 2001.0864CV (V. RYAN: (415) 575-6812)
900 BALBOA STREET - north side between 10th and 11th Avenues; Assessor's Block 1553, Lot 018 - Request for Conditional Use authorization to modify the conditions of approval on a Conditional Use Authorization approved under case number 1994.343C on September 14, 1995. The current proposal is to legalize a handicap lift located in the rear yard of the Chinese Grace Baptist Church, in an RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The project will also require a variance from the rear yard requirements of the Planning Code.
Preliminary Recommendation: Approval with conditions
- 10b. 2001.0864CV (V. RYAN: (415) 575-6812)
900 BALBOA STREET - north side between 10th and 11th Avenues; Assessor's Block 1553, Lot 018 - Request for a Variance from the rear yard requirements of Planning Code Section 134 to allow the legalization of a handicap lift within the required rear yard of the Chinese Grace Baptist Church, in an RH-1 (D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The required minimum rear yard for the subject property is 15 feet. The handicap lift is completely within the required rear yard.
11. 1999.818C (M.WOODS: (415) 558-6315)
2455 BUSH STREET (a.k.a. 1770 SCOTT STREET) - southeast corner of Bush and Scott Streets, between Scott and Pierce Streets, Lot 3 in Assessor's Block 680 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 711.11, 711.21 and 711.81 for the alteration of an existing building (the California Tennis Club), including an addition which will increase the overall gross square footage of the building by approximately 5,800 square feet, for a total of approximately 21,000 gross square feet in an NC-2 District (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 7, 2002)

F. DISCRETIONARY REVIEW HEARING

At Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

12. 2001.0982D (V. RYAN: (415) 575-6812)
2887 WASHINGTON STREET - south side of Washington Street, between Scott and Divisadero Streets, Lot 027 in Assessor's Block 1002 - Request for Discretionary Review of Building Permit Application No. 2001/0705/2976S, proposing to legalize a 2 foot by 4 foot horizontal addition constructed into an existing light well at the third floor of a three-story over basement nine-family apartment building in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.
(Continued from Regular Meeting of February 7, 2002)
13. 2002.0190D (K. McGEE: (415) 558-6367)
73/75 MIRABEL STREET - north side between Shotwell and Coso Streets, Lot 97 in Assessor's Block 5517 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2002.01.28.7857 to convert an existing 2-unit building into 1 dwelling unit. The proposal aims to provide structural upgrades to the rear exterior and to the interior of the building, including the removal of one kitchen and the construction of an internal staircase. The property is located within an RH-2 (Residential, House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the project as proposed.
14. 2001.0114DD (G.NELSON: (415) 558-6257)
293 DOWNEY STREET - west side of Downey Street, between Ashbury and Frederick Streets, Lot 046 in Assessor's Block 1269 - Request for Discretionary Review of Building Permit Application No. 2001/1121/3668, proposing to add a three-story 11' X 25' X 30' high addition to the rear of the basement, first, and second stories of an existing single-family dwelling, as well as cosmetic alterations, within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 18, 2002
1:30 PM
Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

APR 12 2002

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.



Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@cl.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0995CV (D. JONES: 415-558-6477)
3130-3154 NORIEGA STREET - north side of Noriega Street between 39th and 38th Avenues, Lot 007 in Assessor's Block 2011- Request for Conditional Use Authorization under Planning Code Section 121.1 and 710.11 to develop a (9) nine-unit, mixed-use building on a lot exceeding 5,000 square feet in area, within an NC-1 (Neighborhood Commercial Cluster District) and a 40-X Height and Bulk District.
Preliminary Recommendation: APPROVAL WITH CONDITIONS
(Proposed for Continuance to April 25, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption - draft minutes of March 14 and March 21, 2002.
3. Commission Matters

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. Review of the Commissioner's policy on the demolition of residential structures (unsound housing)
7. 2001.0974C
900 GILLMAN AVENUE - Lot 017 of Assessor's Block 4436 - Report on compliance with conditions of approval.

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 2002.0105C (D. DiBARTOLO: 415-558-6291)
232 JOICE STREET - east side, bounded by Sacramento, Clay, Stockton and Powell Streets; Lot 030 in Assessor's Block 0224 - Request for Conditional Use authorization pursuant to Sections 209.7 and 812.56 of the Planning Code to convert a vacant paved lot approximately 3,000 square-foot in area to a non-commercial Surface Parking Lot for the use of adjacent buildings within an RM-4 (Residential, Mixed, High-Density) District and a CR-NC (Chinatown Residential Neighborhood Commercial) District and 65-A and 65-85-N Height and Bulk Districts.

Preliminary Recommendation: Approval with conditions

Note: On April 11, 2002, following public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +6-0; Commissioner Theoharis was absent. The matter was continued to April 18, 2002 for final action.

F. REGULAR CALENDAR

9. 2002.0012C (K. McGEE: 415-558-6367)
434 HARRISON STREET - west side, between 1st and Fremont Streets; Lot 12 in Assessor's Block 3748 - Request for Conditional Use authorization per Planning Code Section 209.6(b) to replace one (1) panel antenna with four (4) panel antennas on the subject building's east side and to install two (2) new panel antennas on the building's west side in an RC-4 Zoning District, a 250-R Height and Bulk District, and the Rincon Hill Special Use District. The site is a Preference 2 Location, a co-location site on which other WTS facilities currently exist.
Preliminary Recommendation: Approval with conditions
10. 2002.0092U (J. TULLY: 415-558-6372)
460 BUSH STREET - North side between Grant and Kearny, Lot 41 in Assessor's Block 270 - Consideration of adoption of a resolution recommending approval of a Mills Act historical property contract for Old S.F.F.D. Engine Co. No. 2, San Francisco Landmark No. 143. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. The subject property is zoned C-3-R (Downtown Retail), and is in an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval
11. 2001.1098H (A. LIGHT: 415-558-6254)
216 STOCKTON STREET - east side between Geary and Posts Streets, in Assessor's Block 309, Lot 13 - Request for a Permit to Alter under Article 11 of the Planning Code to permit an alteration to the front facade of a three-story limestone and black granite-clad Category IV retail building ("Christian Dior") in the Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown, Retail) Zoning District, and a 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 11, 2002)
- 12a. 2002.0069CV (B. FU: 415-558-6613)
2559, 2563-2567 SAN BRUNO AVENUE - west side between Felton and Burrows Streets, Lots 027, 028, and 029 in Assessor's Block 5438: Request for Conditional Use Authorization under Planning Code Sections 121.1 and 711.21 and pursuant to Planning Code Section 303, to allow a non-residential use as defined in Code Sections 711.81 and 790.50 occupying more than 4,000 square feet in a NC-2 (Small-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation. The proposal would allow a 7,200 square foot community service use, doing business as "Portola Family Connections".
Preliminary Recommendation: Approval with conditions
- 12b. 2002.0069CV (B. FU: 415-558-6613)
2559, 2563-2567 SAN BRUNO AVENUE - west side between Felton and Burrows Streets, Lots 027, 028, and 029 in Assessor's Block 5438: Request for an off-street parking Variance, pursuant to Section 151 of the Planning Code, will be considered by the Zoning Administrator in a NC-2 (Small-Scale Neighborhood Commercial) District with

a 40-X Height and Bulk Designation. Ten (10) total off-street parking spaces are required as a result of the project. The proposal is to provide no off-street parking spaces.

13. 2002.0090C (R. CRAWFORD: 415-558-6358)
1525 OCEAN AVENUE – between Capitol and Miramar, Assessor's Block 6936 Lot 014. Request under Planning Code Section 161(j) for Conditional Use approval for a reduction of 3 off street parking spaces required for dwellings for a project with ground floor commercial and 3 dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions.
14. 2002.0194C (P. VOLLMAN: 415- 558-6405)
464 BROADWAY – north side between Montgomery and Kearny Streets, Lot 014 in Assessor's Block 0144; Request under Planning Code Section 714.27 for Conditional Use approval to extend the hours of operation of an existing full-service restaurant (Cable Car Pizza) from 2 A.M. until 4 A.M., within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District. Preliminary Recommendation: Approval with conditions
15. 2002.0057C (G. NELSON: 415-558-6257)
5200 GEARY BOULEVARD - (Geary Mall Parking Garage), north side between 16th and 17th Avenues; Lot 045 in Assessor's Block 1448: Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of six (6) panel antennas to an existing light pole on the upper deck of an approximately forty-foot tall, three level parking garage with ground floor commercial spaces. The project site is within a Moderate Scale Neighborhood Commercial (NC-3) Zoning District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure within an NC-3 Zoning District. The proposed site would be operated as part of Metro PCS' wireless telecommunications network. Preliminary Recommendation: Approval with conditions
- 16a. 2001.0244CV (G. NELSON: 415-558-6257)
321 JUDAH STREET - south side between 8th and 9th Avenues; Lot 051 in Assessor's Block 1845 - Request for Conditional Use authorization under Sections 161(j) and 730.39 of the Planning Code to demolish an existing two-story building containing a commercial space on the ground floor and a dwelling unit on the second floor and construct a new four-story building to contain a commercial space on the ground floor with two dwelling units above. The project seeks a reduction in the off-street parking requirement from two (2) spaces to none (0). The proposed project is within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. This project also seeks a rear yard variance to allow for a fire escape stair. Preliminary Recommendation: Approval with conditions
- 16b. 2001.0244CV (G. NELSON: 415-558-6257)
321 JUDAH STREET - south side between 8th and 9th Avenues; Lot 051 in Assessor's Block 1845 - Request for a variance from Planning Code Section 134 to allow a fire escape stair, extending to grade, to project three feet into the 25-foot deep required rear yard of a new four-story building proposed to contain a commercial space on the ground floor with two dwelling units above. The proposed project is within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.

G. DISCRETIONARY REVIEW HEARING

At Approximately 5:30 PM the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR

Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

17. 2002.0141D (G. NELSON: 415-558-6257)
2130-2140 JEFFERSON STREET - south side between Lyon and Baker Streets; Lots 005 and 005A in Assessor's Block 0909. Staff-initiated request for Discretionary Review of Building Permit Application 2001/1121/3631 to merge two existing single-family homes into one single-family home. The proposal involves substantial interior and exterior alterations, and would also result in the merger of the two lots into a single lot. The property is located within an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the Building Permit.
18. 2001.1167D (D. SIROIS: 415-558-6313)
919 ELIZABETH STREET -south side of Elizabeth Street, between Grandview Avenue and Hoffman Avenue, Lot 038, Assessor's Block 2828. Request for Discretionary Review of Demolition Permit Application No. 2001/1015/0826 & Building Permit Application No. 2001/1015/0828 to demolish a single-family dwelling and to construct a two-unit building in an RH-2 (Residential, House, Two- Family) District and a 40-X height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve project with modifications.
19. 2002.0183D (M. LI: 415-558-6396)
201 CHESTNUT STREET - southwest corner at Kearny Street; Lot 001 in Assessor's Block 0061 - Staff-initiated request for Discretionary Review of Building Permit Applications 2002 0128 7866 (demolition) and 2002 0128 7864 (new construction) proposing the demolition of a four-story, six-unit building and the construction of a four-story, two-unit building. The subject property is located in an RM-2 (Residential, Mixed, Moderate-Density) District, the Northern Waterfront Special Use District No. 3, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
20. 2002.0094D (V. MASSEHAN: 415-558-6363)
224-230 PRESIDIO AVENUE - east side between Washington and Clay Streets, Lot 015 in Assessor's Block 0998 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/0919/8664, proposing to merge four dwelling units into two dwelling units in an existing four-unit building. The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
21. 2000.1170D (M. SNYDER: 415-575-6891)
2637-2639 24th STREET - south side between Potrero Avenue and Utah Street, Lot 25 in Assessor's Block 4264 - Request for Discretionary Review of Building Permit Application No. 2000/03/07/3664 proposing to construct a new building that would contain six new dwelling units, six parking spaces, and a small commercial unit, on a lot that currently contains a single-story commercial building. The property is within the 24th Street - Mission Neighborhood Commercial District, and a 65-A Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

22. 2001.1112DD (M. WOODS: 415-558-6315)
2141 CHESTNUT STREET - south side between Steiner and Pierce Streets, Lots 20 and 21 in Assessor's Block 490 - Requests for Discretionary Review of Building Permit Application No. 2001/1011/0487S, proposing to convert a movie theatre use, formerly Cinema 21, to a retail sales and services use for Walgreens in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

SAN FRANCISCO CITY PLANNING COMMISSION NOTICE OF HEARING

Notice is hereby given to the general public that an application involving the property described below has been filed with the Planning Department for review as set forth in the Planning Code. The City Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, April 25, 2002 beginning at 1:30 p.m. or later (please call 558-6422 on Monday, April 22, 2002, or thereafter for a recorded message giving a more precise hour that the hearing of this specific matter will begin), at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.**

2000.0882PR: 99 Harding Road (Harding and Fleming Park Golf Courses), bounded by Lake Merced Boulevard and Skyline Boulevard on Assessor's block 7283- Request by the San Francisco Recreation and Park Department for Coastal Zone Permit Authorization pursuant to Planning Code Section 330 to renovate the Harding Park/Fleming Park golf complex, which includes landscape improvements and the demolition and construction of golf facility buildings. The subject site is located in a P (Public Use) District and an OS (Open Space) Height and Bulk District, within the Coastal Zone Permit Area.

The proposal includes landscape improvements demolition and construction of structures and the renovation of existing buildings at the Lake Merced-area Harding Park Golf Complex. The Harding Park (18-hole) and Fleming Park (9-hole) golf courses would be resodded and equipped with new irrigation systems. Realignment of the 13th fairway, the repositioning of the 18th green and minor modifications to greens, bunkers and tees for several other holes would be undertaken. Approximately 136 trees will be removed and new trees planted as part of the renovations.

The existing clubhouse and maintenance building would be demolished and replaced at new locations on the site. The approximately 11,500 square foot, two-story clubhouse, located between the 9th and 18th green, would house a restaurant/bar, administrative offices, a pro shop and an assembly room. A new 280-stall parking lot would be constructed adjacent to the new clubhouse. A new approximately 7,300 square foot maintenance building would be located along Lake Merced Boulevard at the intersection of Higuera Avenue, and would be surrounded by 26 parking stalls. The new driving range and two level driving range structure equipped with 50 tee boxes would be located adjacent to the proposed parking lot. In addition, a new approximately 600-foot "Country Store", providing food and beverage services and restrooms, is proposed be constructed at the southeast corner of the golf course near the 13th fairway.

The existing restaurant at the northwest corner of the golf course would be converted into a classrooms and training facilities for First Tee—a golf program designed for youths. The existing driving range structure would also undergo renovations as part of this proposal.

The proposal is located on City-owned property and a General Plan Referral is required per Section 4.105 of the City/County Charter. Therefore findings of consistency with the General Plan are necessary.

The subject site is within a 300-foot radius of your property.

For further information, call Daniel Sirois at (415) 558-6313, or e-mail at daniel_sirois@ci.sf.ca.us and

01-C4-D2A10-38 RCVD

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ask about Case No. 2000.0882PR

The Coastal Zone Permit Application and plans are available for review by the public at the Planning Department. Please call one day in advance so that the plans can be ready for you at the Planning Department's "Pick Up" box on the fifth (5th) floor at 1660 Mission Street.

The Zoning Administrator has determined that this proposal can be appealed to the California Coastal Commission pursuant to Planning Code Section 330.10(c)(3). All projects appealable to the California Coastal Commission shall be reviewed by the Planning Commission for consistency with the Western Shoreline Element of the General Plan. The Planning Commission's approval of this Coastal Zone Permit can be appealed to the Board of Appeals within 15 days of the Commission's final action. If the Coastal Zone Permit is upheld by the Board of Appeals, an aggrieved party, as defined by Planning Code Section 330.2(a), can appeal the Coastal Zone Permit to the California Coastal Commission within 10 working days after the California Coastal Commission receives notice of the Board of Appeals' final action.

For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco, or by telephone at (415) 575-6880. For further information regarding appeals to the California Coastal Commission, please contact Chris Kern at the California Coastal Commission, 45 Fremont Street, Suite 2000, San Francisco, CA 94105, or by telephone at (415) 904-5200.

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding this case to **Daniel Sirois** at the Planning Department, 1660 Mission Street, Fifth Floor, San Francisco, CA 94103. Comments received by 12:00 p.m. (Noon) on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Comments that cannot be delivered to the Planning Commission by noon on the day of the hearing may be taken directly to the hearing at the location listed above. Comments received at 1660 Mission Street after the noon deadline will be placed in the project file, but probably cannot be brought to the attention of the Planning Commission at the public hearing.

Pursuant to Government Code §65009, if you challenge, in court, the approval of a Coastal Zone Permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Lawrence B. Badiner
Zoning Administrator

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 25, 2002
1:30 PM
Regular Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

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04-22-02A1130A REVU

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.1170D (M. SNYDER: 415-575-6891)
2637-2639 24th STREET - south side between Potrero Avenue and Utah Street, Lot 25 in Assessor's Block 4264 - Request for Discretionary Review of Building Permit Application No. 2000/03/07/3664 proposing to construct a new building that would contain six new dwelling units, six parking spaces, and a small commercial unit, on a lot that currently contains a single-story commercial building. The property is within the 24th Street - Mission Neighborhood Commercial District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of April 18, 2002)
(Proposed for Continuance to May 2, 2002)
2. 2000.790EKXCTZM (K. AMDUR: 415-558-6351)
888 HOWARD STREET (aka 155 FIFTH STREET) - northeast corner of 5th Street, Lot 66 in Assessor's Block 3724 -- (1) Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and (2) Request for Exceptions, including an exception to the Reduction of Ground Level Wind Currents requirement (Section 148); (3) Request for Conditional Use authorization for a hotel, Planning Code Sections 303 and 216(b) and (4) Amendments to the Planning Code and Zoning Maps to change the height, bulk and Floor Area Ratio (FAR) of the project site, Planning Code Section 302(c). The proposal would change the height and bulk zoning of the project site from 160-F to 320-M, and would change the maximum FAR from 5:1 to 7.5:1 without the purchase of Transferable Development Rights (TDR). (The current zoning allows a maximum FAR of 7.5:1, but only with the purchase of TDR). The Project would also require amendments to the Urban Design and Land Use Elements of the General Plan and the Downtown Area Plan to be consistent with the proposed changes related to height, bulk and FAR.
Preliminary Recommendations: Pending
Note: The project CURRENTLY PROPOSES TO rezone to a 320-S height and bulk district, INSTEAD of a 320-M district AS ORIGINALLY REQUESTED.
(Continued from Regular Hearing of February 28, 2002)
(Proposed for continuance to May 16, 2002)
3. 2001.1168D (M. SMITH: 415-558-6322)
138 WHITNEY STREET - west side of the street between Fairmont and Randall Streets, Lot 007 in Assessor's Block 6664 - Request for Discretionary Review of Building Permit Application No. 2000/12/19/8292, proposing to enlarge the existing detached garage to accommodate two cars and construct a two-story addition located partially on the roof of the garage, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Project
(Continued from Regular Calendar of February 21, 2002)
(Proposed for Continuance to May 23, 2002)

4. 2002.0153T (J-P. SAMAHA: 415-558-6602)
MULTIPLE LANGUAGES LEGISLATION - Consideration of recommendations for an ordinance amending Building Code by adding Section 104.6 through 104.6.3 and amending the San Francisco Planning Code by adding Section 306.10 to require publication of a cover sheet with neighborhood notices advising how to request information about the notices in multiple languages.
Preliminary Recommendation: Pending
(Proposed for Continuance to May 23, 2002)
5. 2001.1176D (S. VELLVE: 415-558-6263)
2298 - 22nd AVENUE - east side between Ocean Ave. and Sloat Blvd., Lot 007 in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 2001/10/09/0234, proposing to construct horizontal extensions of 11 feet at the ground floor, 7 feet at the second floor and a partial third floor to an existing single-family dwelling within a RH-1(D) (House, One-Family, (Detached Dwelling) District and a 40-X Height and Bulk District
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.
(Proposed for Continuance to June 27, 2002)
- B. COMMISSIONERS' QUESTIONS AND MATTERS**
6. Consideration of Adoption - draft minutes of April 4, 2002.
7. Consideration of Modifications to the Commission Hearing Schedule for 2002.
8. Commission Matters
- C. DIRECTOR'S REPORT**
9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
- D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**
- At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.
- E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED**
- 11a. 2001.1088CD (B. FU: 415-558-6613)
1087 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 049 in Assessor's Block 4224 - Request for Conditional Use Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to demolish an existing industrial building and allow the construction of one (1) additional dwelling unit for a total of three (3) units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation. The project was previously approved for two (2) dwelling units on April 19, 2001.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 11, 2002)
NOTE: On April 11, 2002, following public testimony the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5 -1.

Commissioner Lim voted No and Commissioner Theocharis was absent. The matter was continued to 4/25/02 for final action.

- 11b. 2001.1088CD (B. FU: (415) 558-6613)
1087 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 049 in Assessor's Block 4224 - Mandatory Discretionary Review per Planning Commission IPZ Policy, Resolution Number 16202), to demolish an existing industrial building and allow the construction of one (1) additional dwelling unit for a total of three (3) units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation. The project was previously approved for two (2) dwelling units on April 19, 2001.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 11, 2002)
NOTE: On April 11, 2002, following public testimony the Commission closed the public hearing and passed a motion of intent to take discretionary review and disapprove by a vote of +5 -1. Commissioner Lim voted No and Commissioner Theocharis was absent. The matter was continued to 4/25/02 for final action.

F. REGULAR CALENDAR

12. 2002.0047Q (J. VOLLMANN: 415- 558-6612)
1919 OCTAVIA STREET - west side between Sacramento and California Streets, Lot 3 in Assessor's Block 0639 - Request of authorization to approve a six-unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
13. 2002.0192C (J. VOLLMANN: 415-558-6612)
2215-2217 UNION STREET - south side between Fillmore and Steiner Streets, Lot 001A in Assessor's Block 0539 - Request for Conditional Use Authorization pursuant to Planning Code Section 725.45 to allow a liquor store use that sells beer, wine and distilled spirits. The proposal is to add a Type 21 ABC license for the sale of beer, wine and distilled spirits sales within an existing retail grocery store (Union Street Pantry) which is in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 14a. 2000.0882PR (D. SIROIS: 415-558-6313)
99 HARDING ROAD - (Harding and Fleming Park Golf Courses) - bounded by Lake Merced Boulevard and Skyline Boulevard on Assessor's block 7283- Request by the San Francisco Recreation and Park Department for Coastal Zone Permit Authorization pursuant to Planning Code Section 330 to renovate the Harding Park/Fleming Park golf complex, which includes landscape improvements and the demolition and construction of golf facility buildings. The subject site is located in a P (Public Use) District and an OS (Open Space) Height and Bulk District, within the Coastal Zone Permit Area.
Preliminary Recommendation: Approval with Conditions
- 14b. 2000.0882PR (D. SIROIS: 415-558-6313)
99 HARDING ROAD - Harding Road (Harding and Fleming Park Golf Courses), bounded by Lake Merced Boulevard and Skyline Boulevard on Assessor's block 7283 - Request by the San Francisco Recreation and Park Department for a General Plan Referral pursuant to Section 4.105 of the City/County Charter to renovate the Harding Park/Fleming Park golf complex (including landscape improvements and the demolition

and construction of buildings) in a P (Public Use) District and an OS (Open Space) Height and Bulk District, within the Coastal Zone Permit Area.
Preliminary Recommendation: To be found in conformity with the General Plan.

15. 2001.0134C (R. CRAWFORD: 415-558-6358)
4735 MISSION STREET - southeast side of Mission Street between Russia and Persia Avenues, Lot 024C of Assessor's Block 6084 - Request under Planning Code Section 161.(j) for Conditional Use Approval for a reduction of 2 off street parking spaces required for dwellings for a Project with ground floor commercial and 2 dwelling units. This project lies within an NC-3 Moderate Scale Neighborhood Commercial District and within the 65-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
16. 1999.536EKC (N. TURRELL: 415-558-5994)
855 SACRAMENTO STREET - Chinatown YMCA - **PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**. The proposed project involves the construction of a new seven-story, 84,190-square-foot building to provide about 47,020 square feet (sf) of community and physical fitness space, approximately 37,170 sf of residential space, and one off-street parking space on the project site (Assessor's Block 242, Lot 27). The new housing units (a maximum of 28) would be affordable housing. The project would also include demolition of the existing Chinatown YMCA building, which appears to be eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The project site is on Sacramento Street between Grant Avenue and Stockton Street, within the Chinatown District. The project site is within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District, and a 65-A Height/Bulk District.
Preliminary Recommendation: No Action Required
Note: Written comments will be accepted at the Planning Department's offices until the close of business on May 7, 2002.
17. 1999.536EKC (M. LI: 415-558-6396)
855 SACRAMENTO STREET - Chinatown YMCA - south side between Brooklyn Place and Grant Avenue; Lot 027 in Assessor's Block 0242, within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District, and a 65-A Height/Bulk District. - Request for a determination of the shadow impact significance on the Chinese Playground at 830-860 Sacramento Street (Block 0225, Lot 018) from the construction of a new seven-story, 65-foot-high Chinatown YMCA.
Preliminary Recommendation: Determination that shadow impact is not significant or adverse.
18. 2001.0995C (D. JONES: 415-558-6477)
3130-3154 NORIEGA STREET - north side of Noriega Street between 39th and 38th Avenues, Lot 007 in Assessor's Block 2011- Request for Conditional Use Authorization under Planning Code Section 710.11, 710.21 to develop a mixed-use building on a lot exceeding 5,000 square feet in area, with a non-residential use size of 3,400 square feet within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 18, 2002)
- 19a. 2002.0134CD (K. McGEE: 415-558-6367)
3283 - 22nd STREET - south east corner of 22nd and Valencia Streets; Lot 34 in Assessor's Block 3636 - Request for Conditional Use authorization to permit alcoholic beverage service (with Alcohol Beverage Control Liquor License type 47) in conjunction with the permitted full-service restaurant on the subject property "Alma Restaurant." The

property is located within the Valencia Neighborhood Commercial District, within a 50-X height and bulk limit, and is subject to the Mission District Interim Controls.
Preliminary Recommendation: Approve with conditions

- 19b. 2002.0134CD (K. McGEE: 415-558-6367)
3283 - 22nd STREET - south east corner of 22nd and Valencia Streets; Lot 34 in Assessor's Block 3636 - Mandatory Discretionary Review for all changes of use per the Mission District Interim Controls to allow the service of liquor at a full-service restaurant (Alma Restaurant) in the Valencia Neighborhood Commercial District within a 50-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 20a. 2001.1198CD (B. FU: 415-558-6613)
1199 VALENCIA STREET - northeast corner of Valencia and 23rd Streets, Lot 024 in Assessor's Block 3636 - Request for Conditional Use Authorization under Planning Code Section 726.41 and pursuant to Planning Code Section 303, to allow the service of liquor at a new full-service restaurant in the Valencia Neighborhood Commercial District with a 50-X Height and bulk Designation. The project also requires a Mandatory Discretionary Review for the change of use to add a bar per Mission District Interim Controls.
Preliminary Recommendation: Approval with conditions
- 20b. 2001.1198CD (B. FU: 415-558-6613)
1199 VALENCIA STREET - northeast corner of Valencia and 23rd Streets, Lot 024 in Assessor's Block 3636 - Mandatory Discretionary Review for all changes of use per the Mission District Interim Controls to allow the service of liquor at a new full-service restaurant in the Valencia Neighborhood Commercial District with a 50-X Height and bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
21. 2000.1164ECD (J. NAVARRETE: 415 558-5975)
1880 MISSION STREET - **Appeal of a Preliminary Negative Declaration.** On Assessors Block 3547, on Lots 2A, 3, 4, and 29, the existing site is approximately 51,888 square feet in size and contains two existing buildings containing warehouse use and printing plant with offices. The proposal is to demolish the two existing buildings and construct one six-story plus two-level basement building containing 183 dwelling units and 25,811 square feet (sf) of commercial space (retail and office). The project would include approximately 218 underground parking spaces to be used for both residential and commercial uses. The project site is located in a Heavy Commercial (C-M) zoning district, within a 65-B/50-X height/bulk district. Conditional Use authorization would be required for a Planned Unit Development, for dwelling units in a C-M zoning district, for a bulk exception and because the project proposes to provide less than 25% of its housing units as affordable housing.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
- 22a. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271 and 304, and Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls) for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 183 dwelling units, 26,000 square feet of commercial space and up to 176 independently accessible off-street parking spaces. Exceptions are requested from rear yard, dwelling unit exposure and parking requirements of the Planning Code and to provide less than 25% of the dwelling units as

affordable. The site is within a C-M (Heavy Commercial) Zoning District, a 50-X and 65-B Height and Bulk District and is subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Hearing of March 21, 2002)

- 22b. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Mandatory Discretionary Review of a proposal to demolish two light industrial buildings and construct a mixed-use Planned Unit Development. Mission District Interim Controls (Board of Supervisor's Resolution No. 518-01) require Discretionary Review for all land use changes in the subject area. The property is within a C-M (Heavy Commercial) Zoning District, and a 50-X and a 65-B Height and Bulk District. Preliminary Recommendation: Do not take D.R. and approve the project as proposed.

G. DISCRETIONARY REVIEW HEARING

At Approximately **4:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

23. 2001.0947D (T. WANG: 415-558-6335)
355 COUNTRY CLUB DRIVE - south side near Huntington Drive; Lot 001 in Assessor's Block 7274 - Request for Discretionary Review of Building Permit Application No. 2001/08/21/6532 to construct a second floor vertical addition, at the existing one-story, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

OF
55
14
12/02

SAN FRANCISCO PLANNING COMMISSION

pe reviewed
62

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 2, 2002

1:30 PM

Regular Meeting

04-30-02P12:42 RCVD
DOCUMENTS DEPT.

APR 30 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myna Lim; Jim Salinas, Sr., Anita Theoharis

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1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.0015C (D. SIROIS: 415-558-6313)
1005-1007 GENEVA AVENUE - north side of Geneva Avenue, between Paris and Lisbon Streets, Lot 013 in Assessor's Block 6408 - Request for Conditional Use authorization to demolish a residential unit at the second story pursuant to Planning Code Section 712.39 and to construct a four-story mixed use building with 3 residential units and a ground floor commercial space for the existing business-Apollo Heating in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 6, 2002)
2. 2002.0089D (M. WOODS: 415-558-6315)
607 BELVEDERE STREET - west side between 17th and Carmel Streets, Lot 2 in Assessor's Block 1291 - Request for Discretionary Review of Building Permit Application No. 2001/1031/2222, proposing to convert a portion of the existing garage and attic into habitable spaces; construct a two-story side addition, three new dormer windows at the attic level, and a three-story deck and stairs at the rear of the single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: pending
(Proposed for Continuance to June 27, 2002)
3. 2001.1202C (M. SMITH: 415-558-6322)
5200 DIAMOND HEIGHTS BOULEVARD - southwest corner of Diamond Heights Boulevard and Duncan Street, Lot 001 in Assessor's Block 7521- Request for Conditional Use Authorization under Planning Code Section 209.4 to use the existing banquet room on the property as a community facility for a limited number of non-church related events, located in a RH-1(D) (Residential, House, One-Family, (Detached)) District and a 40-X Height and Bulk District.
NOTE: THIS PROJECT IS BEING RE-NOTICED AND WILL APPEAR IN A FUTURE CALENDAR ONCE THAT PROCESS IS COMPLETE.

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

7. 2002.0090C (R. CRAWFORD: 415-558-6358)
1525 OCEAN AVENUE – between Capitol and Miramar, Assessor's Block 6936 Lot 014. Request under Planning Code Section 161(j) for Conditional Use approval for a reduction of 3 off street parking spaces required for dwellings for a project with ground floor commercial and 3 dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
NOTE: On April 18, 2002, following public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +6-0 with Commissioner Fay absent. The matter was continued to May 2, 2002, for final action.

F. REGULAR CALENDAR

8. 2002.0078Q (V. MASSEHIAN: 415-558-6363)
135 CARL STREET - south side between Shrader and Cole Streets, Lot 020 in Assessor's Block 1272 - Request for approval of a six-unit residential conversion subdivision in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District. The proposal is to change the existing six-unit building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
9. 2002.300B (P. ARCE: 415-558-5986)
MISSION BAY SOUTH BLOCK 41, PARCEL 1 - Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality and Project Authorization of the proposed office development for a five story building including 160,100 square feet of office space, pursuant to Planning Commission Resolution No. 14702. The Project site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial District, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 7 (HZ-7). This proposal consists of 160,100 square feet of office space, and a temporary surface parking area in Block 40, located south of the Site. Pursuant to Code Section 314, the project, which the Department has determined would result in the addition of 160,100 square feet of office use gross floor area, would require the provision of Child Care facilities. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.
Preliminary Recommendation: Approval
10. 2002.301B (P. ARCE: 415-558-5986)
MISSION BAY SOUTH BLOCK 42, PARCEL 4 - Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality of the proposed office development for a two-story building including 80,922 square feet of office space, pursuant to Planning Commission Resolution No. 14702. The Project Site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial District, as defined in Section 302.3 of the Mission Bay Redevelopment Plan,

and is within the Height Zone 7 (HZ-7). This proposal consists of 80,922 square feet of office space. The proposal includes the completion of the adjacent sidewalks, (paving, planting of trees and installation of public lighting) and a temporary surface parking area in Parcel 6, located north of the Site. Pursuant to Code Section 314, the project would require the provision of Child Care facilities for an 80,922 square foot office. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.

Preliminary Recommendation: Approval

11. 1999.457L (J. TULLY: 415-558-6372)
390 LAGUNA HONDA BOULEVARD - Laguna Honda (Forest Hill) Muni Station. Assessor's Block 2864, Lot 50. The one-story, concrete and stucco, Mission and Neoclassical Revival-styled street railway station was constructed in 1917. The proposed landmark site is the station's original 1917 building and does not include a 1985 addition or any other aspect of Block 2864, Lot 50. The subject property is zoned P (Public) and is in an OS (Open Space) Height and Bulk District. Request for Commission approval of the proposed landmark designation, which was initiated by the Landmarks Preservation Advisory Board on January 23, 2002.
Preliminary Recommendation: Approval
12. 2001.0789C (M. SMITH: 415-558-6322)
597-599 MONTEREY BOULEVARD - southeast corner of Monterey Boulevard and Foerster Street, Lot 028 in Assessor's Block 3116 - Request by Sprint PCS for Conditional Use Authorization under Planning Code Sections 710.83 to install a wireless telecommunication facility consisting of two antennas mounted near the northwest corner of the rooftop, one GPS antenna mounted to the southeast corner of the rooftop, and five associated equipment cabinets installed within the detached garage of a two-story mixed use building located in a NC-1 (Neighborhood Commercial Cluster) District and a 32-X Height and Bulk District. The subject site is a Limited Preference 6 site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as it is a mixed-use building in a NC-1 District.
Preliminary Recommendation: Approval with Conditions
- 13a. 2002.0184CV (M. SNYDER: 415-575-6891)
2196 3RD STREET - northwest corner of 3rd Street and 19th Street, Lot 30 (Previously Lots 15 and 17) of Assessor's Block 4044 - Request for Conditional Use authorization under Planning Code Section 215 to allow the construction of 18 dwelling units within an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District. The project would entail the demolition of the existing one-story auto repair business, and the construction of a new building that would contain 18-dwelling units, approximately 5,750 gross square feet of ground floor commercial space, and 23 parking spaces. The building would be approximately 50-feet or five-stories tall measured from grade level at 3rd Street.
Preliminary Recommendation: Approval with Conditions
- 13b. 2002.0184CV (M. SNYDER: 415-575-6891)
2196 3RD STREET - northwest corner of 3rd and 19th Street, Lot 30 (Previously Lots 15 and 17) of Assessor's Block 4044 - Request for a Rear Yard Variance under Planning Code Section 134(a)(1)(C) and 305, to allow the proposed building to be constructed in an "L"-shaped configuration with building having frontages on both 3rd Street and 19th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District. With this "L"-shaped configuration, a portion of the building along the 19th Street frontage would technically be within the required rear yard.
14. 2002.0165C (T. TAM: 415-558-6325)
2362 MARKET STREET north side of Market Street between Castro Street and 16th Street; Lot 11 in Assessor's Block 3562 - Request for a Conditional Use authorization

pursuant to Planning Code Section 721.41, 720.42, and 721.21 to allow the establishment of a full-service restaurant and bar, approximately 4,000 square feet in the Upper Market Neighborhood Commercial District and 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

15. 2002.264C (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side, between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Conditional Use authorization under Planning Code Sections 303, 352 and 718.39 to amend and reauthorize a previously approved Conditional Use authorization (Case No. 96.319C, Motion No. 14442) for the partial demolition of an existing residential use on the second floor of the building fronting on California Street located in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

At Approximately 4:00 PM the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

- 16a. 2001.0190D (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Demolition Permit Application No. 2002/0214/9237, which supersedes withdrawn Demolition Permit Application No. 2001/0103/9061, proposing to demolish the existing one-story garage at the rear of the lot, facing Perine Place, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. A Variance to modify rear yard requirements was granted for the rebuilding of the garage and the construction of the new dwelling unit under Case No. 96.319V.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of March 21, 2002)

- 16b. 2001.0191D (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Building Permit Application No. 2000/0408/6762S proposing to (a) demolish and rebuild the rear portion (approximately two-thirds) of the existing two-story building, containing two dwelling units, at the front of the lot, facing California Street; (b) add a newly excavated ground level; (c) move the existing building forward by approximately 8 feet, and raise the building approximately 2 feet in order to establish a ground floor at grade level; and (d) add a partial fourth floor, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed alterations were previously approved by the City Planning Commission under Motion No. 14442 for Case No. 96.319C.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of March 21, 2002)

17. 2002.0142D (T. TAM: 415- 558-6325)
14 VENTURA AVENUE - west side, between Linares and Castenada Avenues (Lot 3 in Block 2817) - Discretionary Review request for Building Permit No. 2001/10/26/1774 to allow demolition of an existing 9-foot, one-story rear extension and construction of a 25-foot, two-story rear horizontal extension. The property presently contains a single-family dwelling located in an RH-1(D) (Residential, House, One-Family, (Detached)) District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
18. 2001.0645D (D. JONES: 415-558-6477)
839 DOLORES STREET - east side between 21st and 22nd Streets, Lot 076 in Assessor's Block 3618 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for Building Permit Application No. 2001/06/21/2117, for the proposed dwelling unit merger of two existing units into one single-family dwelling located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the merger.
19. 2001.0879D (S. VELLVE: 415- 558-6263)
425 COLLINGWOOD STREET - east side between 21st and 22nd Streets, Lot 023 in Assessor's Block 2770 - Request for Discretionary Review of Building Permit Application No. 2001/06/18/1777, proposing to reconstruct two sets of stairs providing access from the two upper floors to the rear yard of a single-family home within a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 2, 2002

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 30 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.0015C (D. SIROIS: 415-558-6313)
1005-1007 GENEVA AVENUE - north side of Geneva Avenue, between Paris and Lisbon Streets, Lot 013 in Assessor's Block 6408 - Request for Conditional Use authorization to demolish a residential unit at the second story pursuant to Planning Code Section 712.39 and to construct a four-story mixed use building with 3 residential units and a ground floor commercial space for the existing business-Apollo Heating in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 6, 2002)
2. 2002.0089D (M. WOODS: 415-558-6315)
607 BELVEDERE STREET - west side between 17th and Carmel Streets, Lot 2 in Assessor's Block 1291 - Request for Discretionary Review of Building Permit Application No. 2001/1031/2222, proposing to convert a portion of the existing garage and attic into habitable spaces; construct a two-story side addition, three new dormer windows at the attic level, and a three-story deck and stairs at the rear of the single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: pending
(Proposed for Continuance to June 27, 2002)
3. 2001.1202C (M. SMITH: 415-558-6322)
5200 DIAMOND HEIGHTS BOULEVARD - southwest corner of Diamond Heights Boulevard and Duncan Street, Lot 001 in Assessor's Block 7521- Request for Conditional Use Authorization under Planning Code Section 209.4 to use the existing banquet room on the property as a community facility for a limited number of non-church related events, located in a RH-1(D) (Residential, House, One-Family, (Detached)) District and a 40-X Height and Bulk District.
NOTE: THIS PROJECT IS BEING RE-NOTICED AND WILL APPEAR IN A FUTURE CALENDAR ONCE THAT PROCESS IS COMPLETE.

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

7. 2002.0090C (R. CRAWFORD: 415-558-6358)
1525 OCEAN AVENUE – between Capitol and Miramar, Assessor's Block 6936 Lot 014. Request under Planning Code Section 161(j) for Conditional Use approval for a reduction of 3 off street parking spaces required for dwellings for a project with ground floor commercial and 3 dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
NOTE: On April 18, 2002, following public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +6-0 with Commissioner Fay absent. The matter was continued to May 2, 2002, for final action.

8. 2001.0244CV (G. NELSON: 415-558-6257)
321 JUDAH STREET - south side between 8th and 9th Avenues; Lot 051 in Assessor's Block 1845 - Request for Conditional Use authorization under Sections 161(j) and 730.39 of the Planning Code to demolish an existing two-story building containing a commercial space on the ground floor and a dwelling unit on the second floor and construct a new four-story building to contain a commercial space on the ground floor with two dwelling units above. The project seeks a reduction in the off-street parking requirement from two (2) spaces to none (0). The proposed project is within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District. This project also seeks a rear yard variance to allow for a fire escape stair.
Preliminary Recommendation: Approval with conditions
NOTE: On April 18, 2002, following public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5-1, Commission Lim voted No; Commissioner Fay was absent. The matter was continued to May 2, 2002, for final action.

F. REGULAR CALENDAR

9. 2002.0078Q (V. MASSEHIAN: 415-558-6363)
135 CARL STREET - south side between Shrader and Cole Streets, Lot 020 in Assessor's Block 1272 - Request for approval of a six-unit residential conversion subdivision in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District. The proposal is to change the existing six-unit building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval
10. 2002.300B (P. ARCE: 415-558-5986)
MISSION BAY SOUTH BLOCK 41, PARCEL 1 - Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality and Project Authorization of the proposed office development for a five story building including 160,100 square feet of office space, pursuant to Planning Commission Resolution No. 14702. The Project site lies within the Mission Bay South Redevelopment

Area and is classified as a Commercial Industrial District, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 7 (HZ-7). This proposal consists of 160,100 square feet of office space, and a temporary surface parking area in Block 40, located south of the Site. Pursuant to Code Section 314, the project, which the Department has determined would result in the addition of 160,100 square feet of office use gross floor area, would require the provision of Child Care facilities. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.

Preliminary Recommendation: Approval

11. 2002.301B (P. ARCE: 415-558-5986)
MISSION BAY SOUTH BLOCK 42, PARCEL 4 - Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality of the proposed office development for a two-story building including 80,922 square feet of office space, pursuant to Planning Commission Resolution No. 14702. The Project Site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial District, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 7 (HZ-7). This proposal consists of 80,922 square feet of office space. The proposal includes the completion of the adjacent sidewalks, (paving, planting of trees and installation of public lighting) and a temporary surface parking area in Parcel 6, located north of the Site. Pursuant to Code Section 314, the project would require the provision of Child Care facilities for an 80,922 square foot office. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.
Preliminary Recommendation: Approval
12. 1999.457L (J. TULLY: 415-558-6372)
390 LAGUNA HONDA BOULEVARD - Laguna Honda (Forest Hill) Muni Station. Assessor's Block 2864, Lot 50. The one-story, concrete and stucco, Mission and Neoclassical Revival-styled street railway station was constructed in 1917. The proposed landmark site is the station's original 1917 building and does not include a 1985 addition or any other aspect of Block 2864, Lot 50. The subject property is zoned P (Public) and is in an OS (Open Space) Height and Bulk District. Request for Commission approval of the proposed landmark designation, which was initiated by the Landmarks Preservation Advisory Board on January 23, 2002.
Preliminary Recommendation: Approval
13. 2001.0789C (M. SMITH: 415-558-6322)
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Preliminary Recommendation: Approval with Conditions
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of a new building that would contain 18-dwelling units, approximately 5,750 gross square feet of ground floor commercial space, and 23 parking spaces. The building would be approximately 50-feet or five-stories tall measured from grade level at 3rd Street.

Preliminary Recommendation: Approval with Conditions

- 14b. 2002.0184CV (M. SNYDER 415-575-6891)
2196 3RD STREET - northwest corner of 3rd and 19th Street, Lot 30 (Previously Lots 15 and 17) of Assessor's Block 4044 - Request for a Rear Yard Variance under Planning Code Section 134(a)(1)(C) and 305, to allow the proposed building to be constructed in an "L"-shaped configuration with building having frontages on both 3rd Street and 19th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District. With this "L"-shaped configuration, a portion of the building along the 19th Street frontage would technically be within the required rear yard.
15. 2002.0165C (T. TAM: 415-558-6325)
2362 MARKET STREET north side of Market Street between Castro Street and 16th Street; Lot 11 in Assessor's Block 3562 - Request for a Conditional Use authorization pursuant to Planning Code Section 721.41, 720.42, and 721.21 to allow the establishment of a full-service restaurant and bar, approximately 4,000 square feet in the Upper Market Neighborhood Commercial District and 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
16. 2002.264C (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side, between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Conditional Use authorization under Planning Code Sections 303, 352 and 718.39 to amend and reauthorize a previously approved Conditional Use authorization (Case No. 96.319C, Motion No. 14442) for the partial demolition of an existing residential use on the second floor of the building fronting on California Street located in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

At Approximately 4:00 PM the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

- 17a. 2001.0190D (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Demolition Permit Application No. 2002/0214/9237, which supersedes withdrawn Demolition Permit Application No. 2001/0103/9061, proposing to demolish the existing one-story garage at the rear of the lot, facing Perine Place, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. A Variance to modify rear yard requirements was granted for the rebuilding of the garage and the construction of the new dwelling unit under Case No. 96.319V.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of March 21, 2002)

- 17b. 2001.0191D (M. WOODS: 415-558-6315)
2548 CALIFORNIA STREET - north side between Steiner and Pierce Streets, Lot 9 in Assessor's Block 634 - Request for Discretionary Review of Building Permit Application No. 2000/0408/6762S proposing to (a) demolish and rebuild the rear portion (approximately two-thirds) of the existing two-story building, containing two dwelling units, at the front of the lot, facing California Street; (b) add a newly excavated ground level; (c) move the existing building forward by approximately 8 feet, and raise the building approximately 2 feet in order to establish a ground floor at grade level; and (d) add a partial fourth floor, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed alterations were previously approved by the City Planning Commission under Motion No. 14442 for Case No. 96.319C.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Continued from Regular Meeting of March 21, 2002)
18. 2002.0142D (T. TAM: 415- 558-6325)
14 VENTURA AVENUE - west side, between Linares and Castenada Avenues (Lot 3 in Block 2817) - Discretionary Review request for Building Permit No. 2001/10/26/1774 to allow demolition of an existing 9-foot, one-story rear extension and construction of a 25-foot, two-story rear horizontal extension. The property presently contains a single-family dwelling located in an RH-1(D) (Residential, House, One-Family, (Detached)) District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
19. 2001.0645D (D. JONES: 415-558-6477)
839 DOLORES STREET - east side between 21st and 22nd Streets, Lot 076 in Assessor's Block 3618 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for Building Permit Application No. 2001/06/21/2117, for the proposed dwelling unit merger of two existing units into one single-family dwelling located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the merger.
20. 2001.0879D (S. VELLVE: 415- 558-6263)
425 COLLINGWOOD STREET - east side between 21st and 22nd Streets, Lot 023 in Assessor's Block 2770 - Request for Discretionary Review of Building Permit Application No. 2001/06/18/1777, proposing to reconstruct two sets of stairs providing access from the two upper floors to the rear yard of a single-family home within a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

102
raised
agenda

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 9, 2002

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 3 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the

approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1099E (A. AGUILAR: 415-558-5973)
533 SUTTER STREET - Assessor's Block 296, Lot 13D - **Appeal of a Preliminary Mitigated Negative Declaration.** The project site is currently developed with a two-story-plus-basement building containing a mix of retail, office, and theater uses. The proposed project would involve the conversion of 4,200 gross square feet (gsf) of existing second-floor offices and theater use to four dwelling units and construction of three additional floors of residential use with four dwelling units on each new floor, for a total of 16 dwelling units. The existing ground-floor retail would remain as is. The proposed project would add three stories, approximately 36 feet in height, for a total building height of approximately 65 feet. The proposed project would add 15,000 gsf of new construction, for a total building floor area of 23,200 gsf. The project site at 533 Sutter Street (Assessor's Block 0296, Lot 13D) is about 6,050 square feet in size and is located mid-block on the southern side of Sutter Street in the Downtown/Civic Center neighborhood on the block bounded by Mason, Sutter, Powell, and Post Streets. The entrance and access to the project site would be from Sutter Street. The existing building has no parking or loading spaces and none are proposed. The project site is zoned C-3-R (Downtown Retail) District and is within an 80-130-F Height/Bulk District. The existing building, constructed in 1921, is a Category V (unrated) building within the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Proposed for Continuance for May 23, 2002)
2. 2002.0209D (M.SMITH: (415) 558-6322)
138 28th STREET - north side of the street between Dolores and Church Streets, Lot 012A in Assessor's Block 6600, Pursuant to Resolution 16078, a staff initiated request for Discretionary Review of Building Permit Application No. 2001/09/26/9303, proposing to construct a one-story vertical addition and merge four dwelling units into two dwelling units in a two-story over garage, four-unit building located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the merger but allow the vertical addition
(Proposed for Continuance for May 30, 2002)
3. 2002.0179C (G. NELSON: (415) 558-6257)
5200 GEARY BOULEVARD - (Geary Mall Parking Garage) - north side between 16th and 17th Avenues; Lot 045 in Assessor's Block 1448 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of three (3) panel antennas to existing penthouse structures on the upper deck of an approximately forty-foot tall, three level parking garage with ground floor commercial spaces. The project site is within a Moderate Scale Neighborhood Commercial (NC-3) Zoning District and a 40-X Height and Bulk District. Per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure within an NC-3

Zoning District. The proposed site would be operated as part of Cingular's wireless telecommunications network.

Preliminary Recommendation: Approval with conditions
(Proposed for Continuance for June 13, 2002)

- 4a. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for authorization of Conditional Use for lot size, use size, and bulk exceptions to permit construction of a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a requested Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance for May 16, 2002)

- 4b. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for a Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure, in conjunction with a proposal to build a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a request for Conditional Use authorization for lot size, use size, and bulk exceptions -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
(Proposed for Continuance for May 16, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 8a. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271 and 304, and Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls) for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 183 dwelling units, 26,000 square feet of commercial space and up to 176 independently accessible off-street parking spaces. Exceptions are requested from rear yard, dwelling unit exposure and parking requirements of the Planning Code and to provide less than 25% of the dwelling units as affordable. The site is within a C-M (Heavy Commercial) Zoning District, a 50-X and 65-B Height and Bulk District and is subject to the Mission District Interim Controls. Preliminary Recommendation: Approval with Conditions (Continued from Regular Hearing of April 25, 2002)
Note: On April 25, 2002, following testimony, the Commission closed public hearing and entertained a motion of intent to disapprove by a vote of +4 -2. Commissioners Fay and Chinchilla voted No. Commissioner Joe was absent. The matter was continued to 5/9/02 to allow the absent Commissioners to participate in the final action.

- 8b. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Mandatory Discretionary Review of a proposal to demolish two light industrial buildings and construct a mixed-use Planned Unit Development. Mission District Interim Controls (Board of Supervisor's Resolution No. 518-01) require Discretionary Review for all land use changes in the subject area. The property is within a C-M (Heavy Commercial) Zoning District, and a 50-X and a 65-B Height and Bulk District. Preliminary Recommendation: Do not take D.R. and approve the project as proposed. (Continued from Regular Meeting of April 25, 2002)
Note: On April 25, 2002, following testimony, the Commission closed public hearing and entertained a motion of intent to take Discretionary Review and disapprove by a vote of +4 -2. Commissioners Fay and Chinchilla voted No. Commissioner Joe was absent. The matter was continued to 5/9/02 to allow the absent Commissioners to participate in the final action.

F. REGULAR CALENDAR

9. 2000.1293E (R. COOPER: (415) 558-5974)
SAN FRANCISCO CRUISE TERMINAL MIXED-USE PROJECT AND BRANNAN STREET WHARF PROJECT - CERTIFICATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR). The proposed project would involve two components: 1) the construction of two berths (including necessary dredging) and a new terminal for cruise ships that call at the Port of San Francisco, as well as ancillary commercial development, all on Pier 30-32 (Block 9900, Lots 30 and 32); and 2) the construction of a residential project on Seawall Lot 330 (Block 3770, Lots 1 and 2, Block 3771, Lot 1), across the Embarcadero from Pier 30-32. The cruise terminal would contain about 100,000 gross square feet (gsf) of floor area, while the commercial element would include about 370,000 gsf of office space and about 220,000 gsf of retail/entertainment space. About 450 parking spaces would be provided on the pier. The residential component, on the block bounded by the Embarcadero and Beale and Bryant Streets, would include about 350 dwelling units and 350 parking spaces. The SEIR also analyzes a separate but related project involving the design and construction of the Brannan Street Wharf (Block 9900), Lots 34 and 36), a new, approximately 57,000-square-foot waterfront park along the Embarcadero just south of Pier 30-32.. **Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 16, 2002. The Planning Commission does not conduct public review of**

Final EIRs. However, public comments on the certification may be presented to the Planning Commission.

Preliminary Recommendation: Certify SEIR

10. 2001.0197C (M. LI: (415) 558-6396)
951-957 MISSION STREET - south side between 6th and Mary Streets; Lot 088 in Assessor's Block 3725 - Request for Conditional Use Authorization to establish office uses which will not provide on-site services to the general public, at the ground floor level and below, within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District. The proposal is to allow office uses in all 13 suites in the basement and in four suites on the ground floor of the Mint Mall. The project sponsor is also requesting the legalization of one office use in the basement and two office uses on the ground floor that did not receive the required change of use permits. There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions
- 11a. 2002.0013ECV (T.WANG: (415) 558-6335)
5199 MISSION STREET - southeast side between Pope and Rolph Streets; Lot 057 and 058 in Assessor's Block 6463 - Request for Conditional Use authorization under Planning Code Sections 121.1 and 712.11 for the development of thirty six affordable senior units and one resident manager's unit on two lots exceeding 10,000 square feet in area in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The project would also require a rear yard modification to be reviewed by the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
- 11b. 2002.0013ECV (T.WANG: (415) 558-6335)
5199 MISSION STREET - southeast side between Pope and Rolph Streets; Lot 057 and 058 in Assessor's Block 6463 - Rear Yard Modification Sought - Planning Code Section 134(a)(1)(C) requires the proposed affordable senior housing to provide a 25-foot rear yard (25 percent of the depth of the subject lot) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed project would provide a comparable amount of usable open space within the development but would not meet the strict rear yard requirements. Planning Code Section 134(e) allows for modification of the rear yard requirements in certain districts subject to a hearing held by the Zoning Administrator.
- 12a. 2002.0189CD (D. SIDER: (415) 558-6697)
843 SOUTH VAN NESS AVENUE - east side between 19th and 20th Streets; Lot 022 in Assessor's Block 3594 - Request for Conditional Use Authorization to allow [1] the addition of 5 new dwelling units pursuant to Planning Code Section 209.1(h) and [2] the creation of housing in the Mission District which does not provide 25% of the total number of units as affordable units pursuant to Board of Supervisor's Resolution No. 518-01 (Mission District Interim Controls). The proposal is to construct a lateral and rear addition to an existing 3-unit residential building, resulting in a total of 8 units, in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 12b. 2002.0189CD (D. SIDER: (415) 558-6697)
843 SOUTH VAN NESS AVENUE - east side between 19th and 20th Streets; Lot 022 in Assessor's Block 3594 - Mandatory Discretionary Review of a proposal to change the use of the subject structure from a 3-unit dwelling to an 8-unit dwelling. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take D.R. and approve the project with conditions.

- 13a. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposal is to construct two dwelling units of approximately 2,800 square feet each in the Mission District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
- 13b. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 14a. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
- 14b. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 – Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

G. DISCRETIONARY REVIEW HEARING

At Approximately :0 PM the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to :0 PM, but have not been called or heard by :0 PM, could be continued to a later time or date as determined by the Commission.

15. 2002.0200D (S.VELLVE: (415) 558-6263)
340 CASTENADA - north side of Castenada Avenue, between San Marcos and Montalvo Avenues, Lot 004 in Assessor's Block 2882 - Request for Discretionary Review of Building Permit Application No. 2001/12/28/6046, proposing to construct a two-story, rear

horizontal addition to the existing single-family dwelling within a RH-1(D) (House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approved the building permit application as revised.

16. 2001.0894DD (CABREROS: 558-6169)
22-24 ANNAPOLIS TERRACE - east side between Turk Street and Golden Gate Avenue, Lot 015 in Assessor's Block 1163 -- Requests for Discretionary Review of Building Permit Application No. 2001/0626/2362 proposing an approximately 28-foot long by 25-foot wide horizontal addition at the rear of the existing third story and a new 47 foot long by 25-foot wide fourth floor within the existing footprint of a two-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve with modifications
 (Continued from Regular Meeting of March 7, 2002)
17. 2002.0198D (G. NELSON: (415) 558-6257)
2337-2339 GREEN STREET - south side between Pierce and Steiner Streets, Lots 040 and 041 in Assessor's Block 0559; Pursuant to Resolution 16078, a staff-initiated request for Discretionary Review of Building Permit Application No. 2001/1213/5189, proposing to merge two dwellings units into one dwelling unit, in a four-story structure located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and Disapprove the Permit
18. 2002.0402D (D JONES: (415) 558-6477)
320 WAWONA STREET - north side between 14th and 15th Avenues, Lot 028 in Assessor's Block 2482 - Request for Discretionary Review of Building Permit Application No. 2001/08/03/5196R/1, proposing to complete interior work to the basement of the existing single-family dwelling within a RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the revised building permit application.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

5
02
e-1

CORRECTED
**SAN FRANCISCO
PLANNING COMMISSION**

**Notice of Meeting
&
Calendar**

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 9, 2002

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 7 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

05-07-03:41:13:01 RCYT

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.1099E (A. AGUILAR: 415-558-5973)
533 SUTTER STREET - Assessor's Block 296, Lot 13D - **Appeal of a Preliminary Mitigated Negative Declaration.** The project site is currently developed with a two-story-plus-basement building containing a mix of retail, office, and theater uses. The proposed project would involve the conversion of 4,200 gross square feet (gsf) of existing second-floor offices and theater use to four dwelling units and construction of three additional floors of residential use with four dwelling units on each new floor, for a total of 16 dwelling units. The existing ground-floor retail would remain as is. The proposed project would add three stories, approximately 36 feet in height, for a total building height of approximately 65 feet. The proposed project would add 15,000 gsf of new construction, for a total building floor area of 23,200 gsf. The project site at 533 Sutter Street (Assessor's Block 0296, Lot 13D) is about 6,050 square feet in size and is located mid-block on the southern side of Sutter Street in the Downtown/Civic Center neighborhood on the block bounded by Mason, Sutter, Powell, and Post Streets. The entrance and access to the project site would be from Sutter Street. The existing building has no parking or loading spaces and none are proposed. The project site is zoned C-3-R (Downtown Retail) District and is within an 80-130-F Height/Bulk District. The existing building, constructed in 1921, is a Category V (unrated) building within the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Proposed for Continuance for May 23, 2002)
2. 2002.0209D (M.SMITH: (415) 558-6322)
138 28th STREET - north side of the street between Dolores and Church Streets, Lot 012A in Assessor's Block 6600, Pursuant to Resolution 16078, a staff initiated request for Discretionary Review of Building Permit Application No. 2001/09/26/9303, proposing to construct a one-story vertical addition and merge four dwelling units into two dwelling units in a two-story over garage, four-unit building located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the merger but allow the vertical addition
(Proposed for Continuance for May 30, 2002)
3. 2002.0179C (G. NELSON: (415) 558-6257)
5200 GEARY BOULEVARD - (Geary Mall Parking Garage) - north side between 16th and 17th Avenues; Lot 045 in Assessor's Block 1448 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of three (3) panel antennas to existing penthouse structures on the upper deck of an approximately forty-foot tall, three level parking garage with ground floor commercial spaces. The project site is within a Moderate Scale Neighborhood Commercial (NC-3) Zoning District and a 40-X Height and Bulk District. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure within an NC-3

Zoning District. The proposed site would be operated as part of Cingular's wireless telecommunications network.

Preliminary Recommendation: Approval with conditions
(Proposed for Continuance for June 13, 2002)

- 4a. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for authorization of Conditional Use for lot size, use size, and bulk exceptions to permit construction of a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a requested Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance for May 16, 2002)
- 4b. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for a Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure, in conjunction with a proposal to build a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a request for Conditional Use authorization for lot size, use size, and bulk exceptions -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
(Proposed for Continuance for May 16, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON MATTERS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 8a. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Request for Conditional Use authorization under Planning Code Sections 215, 271 and 304, and Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls) for a Planned Unit Development (PUD) exceeding bulk limits, and to allow construction of up to 183 dwelling units, 26,000 square feet of commercial space and up to 176 independently accessible off-street parking spaces. Exceptions are requested from rear yard, dwelling unit exposure and parking requirements of the Planning Code and to provide less than 25% of the dwelling units as affordable. The site is within a C-M (Heavy Commercial) Zoning District, a 50-X and 65-B Height and Bulk District and is subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Hearing of April 25, 2002)
Note: On April 25, 2002, following testimony, the Commission closed public hearing and entertained a motion of intent to disapprove by a vote of +4 -2. Commissioners Fay and Chinchilla voted No. Commissioner Joe was absent. The matter was continued to 5/9/02 to allow the absent Commissioners to participate in the final action.
- 8b. 2000.1164ECD (J. PURVIS: 415-558-6354)
1880 MISSION STREET - west side between 14th and 15th Streets; Lots 2A, 3, 4, and 29 in Assessor's Block 3547 - Mandatory Discretionary Review of a proposal to demolish two light industrial buildings and construct a mixed-use Planned Unit Development. Mission District Interim Controls (Board of Supervisor's Resolution No. 518-01) require Discretionary Review for all land use changes in the subject area. The property is within a C-M (Heavy Commercial) Zoning District, and a 50-X and a 65-B Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve the project as proposed.
(Continued from Regular Meeting of April 25, 2002)
Note: On April 25, 2002, following testimony, the Commission closed public hearing and entertained a motion of intent to take Discretionary Review and disapprove by a vote of +4 -2. Commissioners Fay and Chinchilla voted No. Commissioner Joe was absent. The matter was continued to 5/9/02 to allow the absent Commissioners to participate in the final action.

F. REGULAR CALENDAR

9. 2000.1293E (R. COOPER: (415) 558-5974)
SAN FRANCISCO CRUISE TERMINAL MIXED-USE PROJECT AND BRANNAN STREET WHARF PROJECT - CERTIFICATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR). The proposed project would involve two components: 1) the construction of two berths (including necessary dredging) and a new terminal for cruise ships that call at the Port of San Francisco, as well as ancillary commercial development, all on Pier 30-32 (Block 9900, Lots 30 and 32); and 2) the construction of a residential project on Seawall Lot 330 (Block 3770, Lots 1 and 2, Block 3771, Lot 1), across the Embarcadero from Pier 30-32. The cruise terminal would contain about 100,000 gross square feet (gsf) of floor area, while the commercial element would include about 370,000 gsf of office space and about 220,000 gsf of retail/entertainment space. About 450 parking spaces would be provided on the pier. The residential component, on the block bounded by the Embarcadero and Beale and Bryant Streets, would include about 350 dwelling units and 350 parking spaces. The SEIR also analyzes a separate but related project involving the design and construction of the Brannan Street Wharf (Block 9900), Lots 34 and 36), a new, approximately 57,000-square-foot waterfront park along the Embarcadero just south of Pier 30-32. **Please Note:** The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 16, 2002. The Planning Commission does not conduct public review of

Final EIRs. However, public comments on the certification may be presented to the Planning Commission.

Preliminary Recommendation: Certify SEIR

10. 2001.0197C (M. LI: (415) 558-6396)
951-957 MISSION STREET - south side between 6th and Mary Streets; Lot 088 in Assessor's Block 3725 - Request for Conditional Use Authorization to establish office uses which will not provide on-site services to the general public, at the ground floor level and below, within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District. The proposal is to allow office uses in all 13 suites in the basement and in four suites on the ground floor of the Mint Mall. The project sponsor is also requesting the legalization of one office use in the basement and two office uses on the ground floor that did not receive the required change of use permits. There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions
- 11a. 2002.0013ECV (T.WANG: (415) 558-6335)
5199 MISSION STREET - southeast side between Pope and Rolph Streets; Lot 057 and 058 in Assessor's Block 6463 - Request for Conditional Use authorization under Planning Code Sections 121.1 and 712.11 for the development of thirty six affordable senior units and one resident manager's unit on two lots exceeding 10,000 square feet in area in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The project would also require a rear yard modification to be reviewed by the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
- 11b. 2002.0013ECV (T.WANG: (415) 558-6335)
5199 MISSION STREET - southeast side between Pope and Rolph Streets; Lot 057 and 058 in Assessor's Block 6463 - Rear Yard Modification Sought -- Planning Code Section 134(a)(1)(C) requires the proposed affordable senior housing to provide a 25-foot rear yard (25 percent of the depth of the subject lot) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed project would provide a comparable amount of usable open space within the development but would not meet the strict rear yard requirements. Planning Code Section 134(e) allows for modification of the rear yard requirements in certain districts subject to a hearing held by the Zoning Administrator.
- 12a. 2002.0189CD (D. SIDER: (415) 558-6697)
843 SOUTH VAN NESS AVENUE - east side between 19th and 20th Streets; Lot 022 in Assessor's Block 3594 - Request for Conditional Use Authorization to allow [1] the addition of 5 new dwelling units pursuant to Planning Code Section 209.1(h) and [2] the creation of housing in the Mission District which does not provide 25% of the total number of units as affordable units pursuant to Board of Supervisor's Resolution No. 518-01 (Mission District Interim Controls). The proposal is to construct a lateral and rear addition to an existing 3-unit residential building, resulting in a total of 8 units, in an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 12b. 2002.0189CD (D. SIDER: (415) 558-6697)
843 SOUTH VAN NESS AVENUE - east side between 19th and 20th Streets; Lot 022 in Assessor's Block 3594 - Mandatory Discretionary Review of a proposal to change the use of the subject structure from a 3-unit dwelling to an 8-unit dwelling. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within an RH-3 (Residential, House, Three-Family) District and a 50-X Height and Bulk District.

Preliminary Recommendation: Do not take D.R. and approve the project with conditions.

- 13a. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposal is to construct two dwelling units of approximately 2,800 square feet each in the Mission District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
- 13b. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 14a. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
- 14b. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 – Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

G. DISCRETIONARY REVIEW HEARING

At Approximately ~~8 PM~~ the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to :00 PM, but have not been called or heard by :00 PM, could be continued to a later time or date as determined by the Commission.

15. 2002.0200D (S.VELLVE: (415) 558-6263)
340 CASTENADA - north side of Castenada Avenue, between San Marcos and Montalvo Avenues, Lot 004 in Assessor's Block 2882 - Request for Discretionary Review of Building Permit Application No. 2001/12/28/6046, proposing to construct a two-story, rear

horizontal addition to the existing single-family dwelling within a RH-1(D) (House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approved the building permit application as revised.

16. 2001.0894DD (CABREPOS: 558-6169)
22-24 ANNAPOLIS TERRACE - east side between Turk Street and Golden Gate Avenue, Lot 015 in Assessor's Block 1163 -- Requests for Discretionary Review of Building Permit Application No. 2001/0626/2362 proposing an approximately 28-foot long by 25-foot wide horizontal addition at the rear of the existing third story and a new 47 foot long by 25-foot wide fourth floor within the existing footprint of a two-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of March 7, 2002)
17. 2002.0198D (G. NELSON: (415) 558-6257)
2337-2339 GREEN STREET - south side between Pierce and Steiner Streets, Lots 040 and 041 in Assessor's Block 0559; Pursuant to Resolution 16078, a staff-initiated request for Discretionary Review of Building Permit Application No. 2001/1213/5189, proposing to merge two dwellings units into one dwelling unit, in a four-story structure located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Permit
18. 2002.0402D (D JONES: (415) 558-6477)
320 WAWONA STREET - north side between 14th and 15th Avenues, Lot 028 in Assessor's Block 2482 - Request for Discretionary Review of Building Permit Application No. 2001/08/03/5196R/1, proposing to complete interior work to the basement of the existing single-family dwelling within a RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the revised building permit application.

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/02

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Regular Meeting

DOCUMENTS DEPT.

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MAY 13 2002

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- 1) Planning Department Case Executive Summary
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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
 Commission Vice-President: William W. Fay
 Commissioners: Roslyn Baltimore; Cynthia Joe;
 Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. **2001.0494CDV** (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET – (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 303 & 30C – Request for a Conditional Use authorization pursuant to Sections 803.5(c) and 816.48 of the Planning Code to convert 9,885 square feet at 1475 Folsom from office of design professionals and retail to general office use and to convert 10,361 square feet at 1479 Folsom from office and warehouse to general office; both lots are within a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex, Landmark #199, is also located within the Industrial Protection Zone (Planning Commission Resolution No. 16202), which discourages office conversions. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
 Preliminary Recommendation: Pending
(Proposed for Continuance to May 23, 2002)

- 1b. **2001.0494CDV** (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET – (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C – Request for a parking variance for 5 required parking spaces at 1475 Folsom and 7 required spaces at 1479 Folsom—these parking requirements are based on pre-existing parking credits. The proposal does not provide any parking spaces for this project. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex, Landmark #199, is also located within the Industrial Protection Zone, per Resolution No. 16202. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
(Proposed for Continuance to May 23, 2002)

- 1c. **2001.0494CDV** (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET – (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C – Mandatory Discretionary Review for conversion of existing uses (office of design professionals and retail / office and warehouse) to general office use within the Industrial Protection Zone, per Resolution No. 16202. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex is Landmark #199. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
 Preliminary Recommendation: pending
(Proposed for Continuance to May 23, 2002)

2. **2000.790EKXCTZM** (K. AMDUR: 415-558-6351)
888 HOWARD STREET (aka 155 FIFTH STREET) - northeast corner of 5th Street, Lot 66 in Assessor's Block 3724 -- (1) Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and (2) Request for Exceptions, including an exception to the Reduction of Ground Level Wind Currents requirement

(Section 148); (3) Request for Conditional Use authorization for a hotel, Planning Code Sections 303 and 216(b) and (4) Amendments to the Planning Code and Zoning Maps to change the height, bulk and Floor Area Ratio (FAR) of the project site, Planning Code Section 302(c). The proposal would change the height and bulk zoning of the project site from 160-F to 320-M, and would change the maximum FAR from 5:1 to 7.5:1 without the purchase of Transferable Development Rights (TDR). (The current zoning allows a maximum FAR of 7.5:1, but only with the purchase of TDR). The Project would also require amendments to the Urban Design and Land Use Elements of the General Plan and the Downtown Area Plan to be consistent with the proposed changes related to height, bulk and FAR.

Preliminary Recommendations: Pending

Note: The project CURRENTLY PROPOSES TO rezone to a 320-S height and bulk district, INSTEAD of a 320-M district AS ORIGINALLY REQUESTED.

(Continued from Regular Hearing of April 25, 2002)

(Proposed for Continuance to May 23, 2002)

3. 2000.1170D (M. SNYDER: 415-575-6891)
2637 24th STREET - south side between Potrero Avenue and Utah Street, Lot 25 in Assessor's Block 4264 - Request for Discretionary Review of Building Permit Application No. 2000/03/07/3664 proposing to construct a new building that would contain six new dwelling units, six parking spaces, and a small commercial unit, on a lot that currently contains a single-story commercial building. The property is within the 24th Street - Mission Neighborhood Commercial District, and a 65-A Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
 (Continued from Regular Meeting of April 25, 2002)
(Proposed for Continuance to June 20, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of April 11, 18, 2002.
5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

8. 2000.1061ECK (D. SIDER: (415) 558-6697)
400 PAUL AVENUE - north side, between 3rd Street and Bayshore Boulevard; Lot 014 in Assessor's Block 5431A - Request for Conditional Use Authorization to allow the construction of an internet services exchange facility pursuant to Board of Supervisors Resolution No. 405-01 (Interim Zoning Controls for Internet Services Exchanges) in an M-1 (Light Industrial) Zoning District, an Industrial Protection Zone, and a 65-J Height and Bulk District. The project involves the demolition of an existing 89,000 square foot

industrial building and the construction of a new 330,000 square foot Internet Services Exchange.

Preliminary Recommendation: Approval with Conditions

- 9a. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for authorization of Conditional Use for lot size, use size, and bulk exceptions to permit construction of a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a requested Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 9, 2002)

- 9b. 2000.718CEKV (J. MILLER: (415) 558-6344)
1630 CALIFORNIA STREET AND 1529 POLK STREET (THE "ROYAL THEATRE"), north side of California Street between Polk Street and Van Ness Avenue, with additional frontage on Polk Street, west side between California and Sacramento Streets, Lot 3 in Assessor's Block 643 -- Request for a Variance of City Planning Code requirements for rear-yard area and dwelling-unit exposure, in conjunction with a proposal to build a new, six-story, mixed-use building containing up to 42 dwelling units, up to 9,950 square feet of ground-floor commercial space, and a two-level underground garage containing up to 60 parking spaces, after demolition of the existing "Royal Theatre" building (with the exception of its Polk-Street facade which would be retained and incorporated into the new building), also the subject of a request for Conditional Use authorization for lot size, use size, and bulk exceptions -- in the Polk Street Neighborhood Commercial District and in a 65-A Height and Bulk District.
(Continued from Regular Meeting of May 9, 2002)

10. 2002.0354C (R. CRAWFORD: (415) 558-6358)
369-373 WEST PORTAL AVENUE Assessor's Block 3012 Lot 016 Request under Planning Code Section 729.21 for Conditional Use Approval for a nonresidential use exceeding 2,500 square feet in floor area for a 3,012 square foot Trade Shop (Armstrong Carpet and Linoleum Co.). This project lies within the West Portal Avenue Neighborhood Commercial District and within the 26-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

E. DISCRETIONARY REVIEW HEARING

At Approximately **3:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

11. 2002.0187D (R. CRAWFORD: (415) 558-6358)
126 GAMBIER STREET - West side between Sillman and Pioche Streets. Assessor's Block 5907 Lot 006. Request for Discretionary Review of Building Permit Application 2001/1203/4317, to remove the existing lean-to extension of the dwelling and construct a new two story addition to the rear in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and approve the permit with modifications.
12. 2002.0141D (G. NELSON: (415) 558-6257)
2130-2140 JEFFERSON STREET - south side between Lyon and Baker Streets; Lots 005 and 005A in Assessor's Block 0909 - Staff-initiated request for Discretionary Review of Building Permit Application 2001/1121/3631 to merge two existing single-family homes into one single-family home. The proposal involves substantial interior and exterior alterations, and would also result in the merger of the two lots into a single lot. The property is located within an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the Building Permit.
(Continued from Regular Meeting of April 18, 2002)
13. 2001.0739DDDDDD (G. CABREROS: (415) 558-6169)
3352 WASHINGTON STREET - north side between Walnut Street and Presidio Avenue, Lot 011 in Assessor's Block 0984 - Requests for Discretionary Review of Building Permit Application 2000/0616/2818S proposing to construct a dormer, deck and windscreens at roof level, to horizontally expand the rear of the existing building and to alter both front and rear facades in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of March 14, 2002)
14. 2002.0120D (V. RYAN: (415) 558-6812)
362 31ST AVENUE - east side between California and Clement Street, Lot 024 in Assessor's Block 1403 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/0719/4043, proposing to merge two dwelling units into one dwelling unit in a building located at the front of the lot. The subject property which is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, also contains another dwelling unit in a building at the rear of the lot.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application.
15. 2002.0191D (P. VOLLMANN: (415) 558-6405)
292 IVY STREET - at the southeast corner of the intersection at Gough and Grove Streets, Lot 014 in Assessor's Block 0809 - Discretionary review request of Building Permit Application number 2001/12/28/6038, to legalize a seven stall parking garage on Ivy Street, in the Hayes Gough NCD, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve parking with requirement to build dwelling units.
16. 2002.0066D (F. JONES: (415) 558-6477)
3683 - 18TH STREET - south side between Dolores and Guerrero Streets, Lot 047 in Assessor's Block 3587 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for Building Permit Application No. 2001/09/21/8989 , for the proposed

dwelling unit merger of two existing units into one single-family dwelling located in an RM-2(Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the merger.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 23, 2002
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

MAY 17 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the

approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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- 1a. 2002.0314CV (J. PURVIS: (415) 558-6354)
4601 3RD STREET - east side between McKinnon and Newcomb Avenues, Assessor's Block 5306, Lots 4 and 29; Request for Conditional Use approval under Planning Code Sections 121.1 and 712.11 for development of a lot of 10,000 square feet or more. The project site is 16,000 square feet. The proposal is to construct a four-story-over- basement building with 53 units of senior housing and approximately 3,100 square feet of ground floor commercial and non-profit office space. A total of 52 parking spaces would be provided within a basement level garage, replacing all existing parking on the site, in addition to providing the Code required 11 spaces. The project would additionally require a rear yard modification. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to May 30, 2002)

- 1b. 2002.0314CV (J. PURVIS: (415) 558-6354)
4601 3RD STREET - east side between McKinnon and Newcomb Avenues, Assessor's Block 5306, Lots 4 and 29; Request for a rear yard modification for the above mixed-use project. Planning Code Section 134(a)(1) requires a rear yard of 25 percent the depth of a lot to be provided at the lowest story containing a dwelling unit, and at each succeeding story of a building. The proposed project would provide a rear yard of comparable size but within a courtyard. Section 134(e) allows for modification of the rear yard standard in certain districts subject to a hearing by the Zoning Administrator. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Proposed for Continuance to May 30, 2002)

- 2a. 2002.0363XBC (A. LIGHT (415)558-6254)
150 POWELL STREET, southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16117, Determination of Downtown Compliance under Section 309 of the Planning Code, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.

Preliminary Recommendation: Approval

(Proposed for Continuance to June 6, 2002)

- 2b. 2002.0363XBC (A. LIGHT (415) 558-6254)
150 POWELL STREET, southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16118, Project Authorization for construction of office space under Section 321 of the Planning Code, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 6, 2002)
- 2c. 2002.0363XBC (A. LIGHT (415) 558-6254)
150 POWELL STREET southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16119, Conditional Use Authorization for office use exceeding 5,000 gross square feet in a C-3-R (Downtown, Retail) Zoning District, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 6, 2002)
- 3a. 2001.0494CDV (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET – (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C – Request for a Conditional Use authorization pursuant to Sections 803.5(c) and 816.48 of the Planning Code to convert 9,885 square feet at 1475 Folsom from office of design professionals and retail to general office use and to convert 10,361 square feet at 1479 Folsom from office and warehouse to general office; both lots are within a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex, Landmark #199, is also located within the Industrial Protection Zone (Planning Commission Resolution No. 16202), which discourages office conversions. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of May 16, 2002)
(Proposed for Continuance to June 6, 2002)
- 3b. 2001.0494CDV (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET – (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C – Request for a parking variance for 5 required parking spaces at 1475 Folsom and 7 required spaces at 1479 Folsom—these parking requirements are based on pre-existing parking credits. The proposal does not provide any parking spaces for this project. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex, Landmark #199, is also located within the Industrial

Protection Zone, per Resolution No. 16202. Project includes minor exterior alterations, as well as seismic and ADA upgrades.

(Continued from Regular Meeting of May 16, 2002)

(Proposed for Continuance to June 6, 2002)

- 3c. 2001.0494CDV (W. HASTIE: (415) 558-6381)
1475-79 FOLSOM STREET - (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C - Mandatory Discretionary Review for conversion of existing uses (office of design professionals and retail / office and warehouse) to general office use within the Industrial Protection Zone, per Resolution No. 16202. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. The Jackson Brewery Complex is Landmark #199. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of May 16, 2002)
(Proposed for Continuance to June 6, 2002)
4. 2001.0535E (B.WYCKO: (415) 558-5972)
724-730 VAN NESS AVENUE/ 650-660 TURK STREET - **Appeal of Preliminary Negative Declaration.** The proposed project involves the demolition of two existing one-story buildings at 724-730 Van Ness Avenue and 650-660 Turk Street, and the construction of a new building consisting of an approximately 130-foot tall, 14-story tower fronting on Van Ness Avenue and a 67-foot tall, 7-story tower fronting on Turk Street above a two-level subsurface parking garage and ground floor retail space, accessory office and recreation/laundry room. The project site is located on Lots 4 and 8 in Assessor's Block 742. The vacant 724 Van Ness Avenue building was formerly occupied by about 4,500 square feet of retail space. At 730 Van Ness Avenue, there currently exists about 1,500 square feet of restaurant space. The existing structure at 650-660 Turk contains 9,750 square feet and is currently occupied by an auto repair business at street level and an auto glass repair shop at the mezzanine level. The new building would consist of about 134 dwelling units on floor levels 2 through 14 with lobby access from Van Ness Avenue, 45 independently-accessible parking spaces for the dwelling units on two parking levels with vehicular access from Turk Street, and ground floor space allocated to an approximately 1,530 square foot community/laundry room, about 830 square feet of office space accessory to the residential complex, and about 2,200 square feet of retail space. Both project site lots are within a RC-4 District (Residential-Commercial Combined District, High-Density District) and the Van Ness Avenue Special Use District (SUD) as well as a 130-V Height and Bulk District. The project would require Conditional Use authorization for new construction over 40 feet in height. The project sponsor would also need to seek Variances regarding off-street parking.
(Continued from Regular Meeting of April 4, 2002)
(Proposed for Continuance to June 20, 2002)
- 5a. 2000.0005EKRZC (R. CRAWFORD: (415) 558-6358)
375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 Request for General Plan Referral for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 27, 2002)

- 5b. 2000.0005EKRZC (R. CRAWFORD: (415) 558-6358)
375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 Request for an Amendment to the Zoning Map to change the height district for the developable areas of the property from 80 feet to 90 feet and to adjust the boundary between the developable areas and Open Space areas of the property to provide for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.
Preliminary Recommendation: Approval
(Proposed for Continuance to June 27, 2002)
- 5c. 2000.0005EKRZC (R. CRAWFORD: (415) 558-6358)
375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 Request for Conditional Use Approval under Planning Code Section 271.(a) for an exemption from the bulk requirement and under Section 157 for parking exceeding accessory amounts for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.
Preliminary Recommendation: Approval with Conditions.
(Proposed for Continuance to June 27, 2002)
6. 2001.1168D (M. SMITH: 415-558-6322)
138 WHITNEY STREET - west side of the street between Fairmount and Randall Streets, Lot 007 in Assessor's Block 6664 - Request for Discretionary Review of Building Permit Application No. 2000/12/19/8292, proposing to enlarge the existing detached garage to accommodate two cars and construct a two-story addition located partially on the roof of the garage, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Project
(Continued from Regular Calendar of April 25, 2002)
NOTE: Due to design modifications this project will need revised Planning Code Section 311 and Discretionary Review notifications to be done at a later date.

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of April 28 and May 2, 2001.
8. Commission Matters

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. (L. BADINER: (415) 558-6350)
Annual Office Limitation Program – Status Report
- D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED
At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed

the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 12a. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposal is to construct two dwelling units of approximately 2,800 square feet each in the Mission District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
NOTE: On May 9, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve with modified conditions. The vote was +3 –2. Commissioners Chinchilla and Fay voted No. Commissioners Theoharis and Joe were absent. The matter was continued to May 23, 2002, at the call of the chair to allow the absent commissioners to participate in the final action.
- 12b. 2002.0321CD (K. McGEE: (415) 558-6367)
3003/3005 - 23rd STREET, south side, at the corner of 23rd and Harrison Streets; Lot 1 in Assessor's Block 3640 – Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
NOTE: On May 9, 2002, following public testimony, the Commission closed the public hearing, and entertained a motion to not take discretionary review and approve the project. The vote was +3 –2. Commissioners Chinchilla and Fay voted No. Commissioners Theoharis and Joe were absent. The matter was continued to May 23, 2002, at the call of the chair to allow the absent commissioners to participate in the final action.
- 13a. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 – Request for Conditional Use Authorization to construct two dwelling units in the Mission District. Market-rate dwelling units, that do not provide 25% affordability, are subject to Conditional Use Authorization per the Mission District Interim Controls, Resolution No. 518-01. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District. The proposed building height would be 40 feet.
Preliminary Recommendation: Approve with conditions.
NOTE: On May 9, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve with modified conditions. The vote was +3 –2. Commissioners Chinchilla and Fay voted No. Commissioners Theoharis and Joe were absent. The matter was continued to May 23, 2002, at the call of the chair to allow the absent commissioners to participate in the final action.

- 13b. 2002.0323CD (K. McGEE: (415) 558-6367)
3007/3009 - 23rd STREET, south side, between Harrison Street and Treat Avenue; Lot 1 in Assessor's Block 3640 -- Resolution No. 518-01 requires mandatory Discretionary Review for a change of use per the Mission District Interim Controls. The property is located in a RH-2 Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
NOTE: On May 9, 2002, following public testimony, the Commission closed the public hearing, and entertained a motion to not take discretionary review and approve the project. The vote was +3 -2. Commissioners Chinchilla and Fay voted No. Commissioners Theoharis and Joe were absent. The matter was continued to May 23, 2002, at the call of the chair to allow the absent commissioners to participate in the final action.
14. 2001.0645D (D. JONES: 415-558-6477)
839 DOLORES STREET - east side between 21st and 22nd Streets, Lot 076 in Assessor's Block 3618 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for Building Permit Application No. 2001/06/21/2117, for the proposed dwelling unit merger of two existing units into one single-family dwelling located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the merger.
(Continued from Regular Meeting of May 2, 2002)
NOTE: On May 2, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to take discretionary review and approve the merger with conditions. The motion failed by a vote +3 -2 with Commissioners Chinchilla and Salinas voting against. Commissioner Joe and Theoharis were absent. The matter was continued at the call of the chair to May 23, 2002, to allow the absent Commissioners to participate in the final action.

F. REGULAR CALENDAR

15. 2000.790KEXCTZM (K. AMDUR: (415) 558-6351)
888 HOWARD STREET (aka 155 Fifth Street) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 -- Request for adoption of CEQA findings, including a statement of overriding considerations, for the construction of a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space
Preliminary Recommendation: Approval
(Continued from Regular Hearing of May 16, 2002)
- 16a. 2000.790KEXCTZM (K. AMDUR: (415) 558-6351)
888 HOWARD STREET (aka 155 Fifth Street) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 -- Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and approval of Exceptions, including an exception to the Reduction of Ground Level Wind Currents requirements (Section 148) and an exception to the Bulk Limits (Sections 270 and 272), for the construction of a 31-story, 320-foot tall hotel

building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Hearing of May 16, 2002)

- 16b. 2000.790KEXCTZM (K. AMDUR: (415)-558-6351)
888 HOWARD STREET (AKA 155 FIFTH STREET) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 - Request for Conditional Use authorization for a hotel with more than 200 rooms (Sections 303 and 216(b)), for the construction of a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Hearing of May 16, 2002)
- 16c. 2000.790KEXCTZM (K. AMDUR: (415) 558-6351)
888 HOWARD STREET (AKA 155 FIFTH STREET) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 - Request pursuant to Section 302(c) for amendments to the text of the Planning Code and to two Zoning Maps to reclassify the project site in order to allow the construction of a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space. The proposal would change the height and bulk zoning of the project site from 160-F to 320-S, and would create a special use district, C-3-S (SU) for the project site. The special use district would increase the maximum FAR allowed without the purchase of Transferable Development Rights (TDR) from 5:1 to 7.5:1. The site is currently zoned C-3-S, which allows a maximum FAR of 7.5:1, but only with the purchase of TDR.
Preliminary Recommendation: Approval of reclassification from 160-F to 320-S, Disapproval of reclassification from C-3-S to C-3-S (SU)
(Continued from Regular Hearing of May 16, 2002)
- 16d. 2000.790KEXCTZM (K. AMDUR: (415) 558-6351)
888 HOWARD STREET (AKA 155 FIFTH STREET) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 - Request pursuant to Section 340 for amendments to Maps 1 and 5 of the Downtown Area Plan of the General Plan for the construction of a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space.
Preliminary Recommendation: Approval of amendment to Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan, Disapproval of amendment to Map 1 (Downtown Land Use and Density Plan) of the Downtown Area Plan
(Continued from Regular Hearing of May 16, 2002)
17. 2002.0153T (J-P. SAMAHA: 415-558-6602)
MULTIPLE LANGUAGES LEGISLATION - Consideration of recommendations for an ordinance amending the Building Code by adding Section 104.6 through

104.6.3 and amending the San Francisco Planning Code by adding Section 306.10 to require publication of a cover sheet with neighborhood notices advising how to request information about the notices in multiple languages.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of April 25, 2002)

18. 2001.0789C (M. SMITH: 415-558-6322)
597-599 MONTEREY BOULEVARD - southeast corner of Monterey Boulevard and Foerster Street, Lot 028 in Assessor's Block 3116 - Request by Sprint PCS for Conditional Use Authorization under Planning Code Sections 710.83 to install a wireless telecommunication facility consisting of two antennas mounted near the northwest corner of the rooftop, one GPS antenna mounted to the southeast corner of the rooftop, and five associated equipment cabinets installed within the detached garage of a two-story mixed use building located in a NC-1 (Neighborhood Commercial Cluster) District and a 32-X Height and Bulk District. The subject site is a Limited Preference 6 site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as it is a mixed-use building in a NC-1 District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 2, 2002)
19. 2001.1099E (A. AGUILAR: 415-558-5973)
533 SUTTER STREET - Assessor's Block 296, Lot 13D - **Appeal of a Preliminary Mitigated Negative Declaration**. The project site is currently developed with a two-story-plus-basement building containing a mix of retail, office, and theater uses. The proposed project would involve the conversion of 4,200 gross square feet (gsf) of existing second-floor offices and theater use to four dwelling units and construction of three additional floors of residential use with four dwelling units on each new floor, for a total of 16 dwelling units. The existing ground-floor retail would remain as is. The proposed project would add three stories, approximately 36 feet in height, for a total building height of approximately 65 feet. The proposed project would add 15,000 gsf of new construction, for a total building floor area of 23,200 gsf. The project site at 533 Sutter Street (Assessor's Block 0296, Lot 13D) is about 6,050 square feet in size and is located mid-block on the southern side of Sutter Street in the Downtown/Civic Center neighborhood on the block bounded by Mason, Sutter, Powell, and Post Streets. The entrance and access to the project site would be from Sutter Street. The existing building has no parking or loading spaces and none are proposed. The project site is zoned C-3-R (Downtown Retail) District and is within an 80-130-F Height/Bulk District. The existing building, constructed in 1921, is a Category V (unrated) building within the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of May 9, 2002)
20. 2000.965E|KXC (M. LI: (415) 558-6396)
949-961 MARKET STREET - south side between 5th and 6th Streets, Lot 071 in Assessor's Block 3704 - Adoption of environmental findings pursuant to the California Environmental Quality Act (CEQA) for the demolition of the St. Francis Theater and the construction of a 12-story, 119-foot-high building containing 151 dwelling units, approximately 6,500 square feet of retail space, and approximately 97 independently accessible parking spaces with valet service for a total of approximately 156 parking spaces. The project site is within a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.
Preliminary Recommendation: Adoption of CEQA findings

- 21a. 2000.965EIKXC: (M. LI: (415) 558-6396)
949-961 MARKET STREET - south side between 5th and 6th Streets, Lot 071 in Assessor's Block 3704 - Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including: an exception to the rear yard requirements as permitted in Section 134(d), an exception to the ground-level wind current requirements as permitted in Section 148, and an exception to the freight loading requirements as permitted in Section 161(i) for the demolition of the St. Francis Theater and the construction of a 12-story, 119-foot-high building containing 151 dwelling units, approximately 6,500 square feet of retail space, and approximately 97 independently accessible parking spaces with valet service for a total of approximately 156 parking spaces. The project site is within a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 21b. 2000.965EIKXC (M. LI: (415) 558-6396)
949-961 MARKET STREET - south side between 5th and 6th Streets; Lot 071 in Assessor's Block 3704 - Request for conditional use authorization to provide off-street parking that exceeds an amount classified as accessory. The proposal is to allow the demolition of the St. Francis Theater and the construction of a 12-story, 119-foot-high building containing 151 dwelling units, approximately 6,500 square feet of retail space, and approximately 97 independently accessible parking spaces with valet service for a total of approximately 156 spaces. The project site lies within a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

At Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

22. 2002.0187D (R. CRAWFORD: (415) 558-6358)
128 GAMBIER STREET - West side between Sillman and Pioche Streets. Assessor's Block 5907 Lot 006 - Request for Discretionary Review of Building Permit Application 2001/1203/4317, to remove the existing lean-to extension of the dwelling and construct a new two story addition to the rear in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and approve the permit with modifications.
(Continued from Regular Meeting of May 16, 2002)
NOTE: At the call of the chair, this item was continued to May 23, 2002, to correct the address.

23. 2001.0513D (T. WANG: (415) 558-6335)
2667 37th AVENUE - west side between Vicente and Wawona Streets; Lot 017 in Assessor's Block 2459- Request of Discretionary Review of Building Permit Application No. 2001/03/03/3401 to construct a second floor rear extension and a new third floor vertical addition with an exterior stairway to an existing two-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
24. 2001.1050D (M. SNYDER: (415) 558-6891)
3271 18th STREET (aka 3251 18th STREET) - southwest corner of 18th Street and Shotwell Street, Lot 18 in Assessor's Block 3591 - Mandatory Discretionary Review under Board of Supervisor's Resolution 518-01 of Demolition Permit No. 2002/01/16/7139, for the change of use from an existing union hall to an empty lot. The lot is proposed to be developed with a new mixed-use building that would contain a union hall/community service office. Only the demolition of the existing building is subject to this Mandatory Discretionary Review. The subject site is within M-1 (Light Industrial) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: Take Discretionary Review and approve with conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

5/02
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ADDENDUM SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, May 23, 2002

1:30 PM

Regular Meeting

05-22-02A10:36 RCYD

DOCUMENTS DEPT.

MAY 22 2002

**SAN FRANCISCO
PUBLIC LIBRARY**

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

- a. 2001.1061CD (B. FU: (415) 558-6613)
1077 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 050 in Assessor's Block 4224 - Request for Conditional Use Authorization under Planning Code Section 215 and pursuant to Planning Code Section 303, to demolish an existing industrial building and allow the construction of three (3) dwelling units within a M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 11, 2002)
NOTE: On April 11, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The vote was +3-3. Commissioners Chinchilla, Joe and Salinas voted No. Commissioner Theoharis was absent. The matter was continued to May 23, 2002 to allow the absent Commissioner to participate in the final action.
- b. 2001.1061CD (B. FU: (415) 558-6613)
1077 MISSISSIPPI STREET - east side, between 23rd and 25th Streets, Lot 050 in Assessor's Block 4224 - Mandatory Discretionary Review per Planning Commission IPZ Policy, Resolution Number 16202), to demolish an existing industrial building and allow the construction of three (3) dwelling units within a

M-1 (Light Industrial) District, an IPZ (Industrial Protection Zone), with a 40-X Height and Bulk designation.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Hearing of April 11, 2002)

NOTE: On April 11, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project. The vote was +3-3. Commissioners Chinchilla, Joe and Salinas voted No. Commissioner Theoharis was absent. The matter was continued to May 23, 2002 to allow the absent Commissioner to participate in the final action.

DOCUMENTS DEPT.

MAY 28 2002

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 30, 2002
1:30 PM
Special Meeting

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0474D (S. SANCHEZ: 415-558-6679)
318 29th AVENUE - east side between California and Clement Streets; Lot 046 in Assessor's Block 1405 - Staff-initiated request for Discretionary Review of Building Permit Application 2000/10/13/2953 proposing to demolish the existing three level single family dwelling (the project also proposes the new construction of a two-unit building under separate permit). The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the demolition application.
(Proposed for Continuance to August 1, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption - draft minutes of May 9, 2002
3. Commission Matters

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. (L. BADINER: 415-558-6350)
Consideration of Adoption of Commission policy on Annual Office Limitation Program - Project Construction
(Continued from Regular Meeting of May 23, 2002)
7. (A. GHOSH: 415-558-6275)
CITY PARKING POLICY
Discussion of City's Parking Policy as defined in the Charter, General Plan and Planning Code.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2001.1112D (M. WOODS: 415-558-6315)
2141 CHESTNUT STREET - south side between Steiner and Pierce Streets, Lots 20 and 21 in Assessor's Block 490 - Requests for Discretionary Review of Building Permit Application No. 2001/1011/0487S, proposing to convert a movie theatre use, formerly Cinema 21, to a retail sales and services use for Walgreens in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
NOTE: On April 18, 2002, following public testimony, the Commission closed the public hearing and entertained two motions: 1) to take Discretionary Review and disapprove the project. The motion failed to carry by a vote +3 -3. Commissioners Chinchilla, Sallinas and Theoharis voted No. Commissioner Fay was absent. 2) to take Discretionary Review and Approve with staff recommendation. The motion failed to carry by a vote +3 -3. Commissioners Baltimore, Lim and Joe voted No. Commissioner Fay was absent. The matter was continued at the call of the chair to allow the absent Commissioner to participate in the final action.
9. 2001.0947D (T. WANG: 415-558-6335)
355 COUNTRY CLUB DRIVE - south side near Huntington Drive; Lot 001 in Assessor's Block 7274 - Request for Discretionary Review of Building Permit Application No. 2001/08/21/6532 to construct a second floor vertical addition, at the existing one-story, single-family dwelling in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of April 25, 2002)
NOTE: On April 25, 2002, following public testimony, the Commission closed the public hearing and entertained two motions: 1) to take Discretionary Review and approve the project with no more than a 900 square foot addition. The motion failed to carry by a vote of +2-3. Commissioners Baltimore, Fay and Chinchilla voted No and Commissioners Joe and Lim were absent. 2) to not take Discretionary Review and approve the project as submitted with the elimination of the double doors. The motion failed to carry by a vote of +3-2. Commissioners Sallinas and Theoharis voted No and Commissioners Joe and Lim were absent. The matter was then continued to May 30, 2002 at the call of the Chair to allow the absent Commissioners to participate in the final action.

F. REGULAR CALENDAR

- 10a. 2002.0314C (J. PURVIS: 415-558-6354)
4601 3RD STREET - east side between McKinnon and Newcomb Avenues, Assessor's Block 5306, Lots 4 and 29; Request for Conditional Use approval under Planning Code Sections 121.1 and 712.11 for development of a lot of 10,000 square feet or more. The project site is 16,000 square feet. The proposal is to construct a five-story-over-basement building with 53 units of senior housing and approximately 3,100 square feet of ground floor commercial, office community space and non-profit office space. A total of 52 parking spaces would be provided within a basement level garage, replacing all existing parking on the site, in addition to providing the Code required 11 spaces. The project would additionally require a rear yard modification. The site is within an NC-3

(Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of May 23, 2002)

- 10b. 2002.0314CV (J. PURVIS: 415-558-6354)
4601 3RD STREET - east side between McKinnon and Newcomb Avenues, Assessor's Block 5306, Lots 4 and 29 - Request for a rear yard modification for the above mixed-use project. Planning Code Section 134(a)(1) requires a rear yard of 25 percent the depth of a lot to be provided at the lowest story containing a dwelling unit, and at each succeeding story of a building. The proposed project would provide a rear yard of comparable size but within a courtyard. Section 134(e) allows for modification of the rear yard standard in certain districts subject to a hearing by the Zoning Administrator. The site is within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of May 23, 2002)

G. DISCRETIONARY REVIEW HEARING

At Approximately **2:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:30 PM, but have not been called or heard by 2:30 PM, could be continued to a later time or date as determined by the Commission.

11. 2002.0209D (M.SMITH: 415-558-6322)
138 28th STREET - north side of the street between Dolores and Church Streets, Lot 012A in Assessor's Block 6600, Pursuant to Resolution 16078, a staff initiated request for Discretionary Review of Building Permit Application No. 2001/09/26/9303, proposing to construct a one-story vertical addition and merge four dwelling units into two dwelling units in a two-story over garage, four-unit building located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the merger but allow the vertical addition
(Continued from Regular Meeting of May 9, 2002)
12. 2002.0523D (M. SMITH: 415-558-6322)
615 GENNESSEE STREET - west side of the street between Mangels and Melrose Avenues, Lot 006 in Assessor's Block 3066, Staff initiated request for Discretionary Review of Building Permit Application No. 2001/07/31/4899, proposing to demolish the existing two-story over basement single-family dwelling. The applicant has also submitted an application to construct a two-story over garage replacement single-family dwelling that is not subject to the discretionary review. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

13. 2002.0496D (K. McGEE: 415-558-6367)
148 HAMILTON STREET - on the west side, between Silliman and Felton Streets, Lot 006 in Assessor's Block 5931. Staff initiated request for Discretionary Review of Demolition Permit Application No. 2001.10.03.9899, proposing to demolish the existing one story over garage dwelling unit and to replace it with a new one story over garage dwelling unit. The subject property is located in an RH-1 (Residential House, Single-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
14. 2001.1127DD (J. VOLLMANN: (415) 558-6612)
1739 LAKE STREET - north side between 18th and 19th Avenues, Lot 008 in Assessor's Block 1340 - Requests for Discretionary Review of Building Permit Application No. 2002/0509/6231 proposing a three-story addition at the rear and the remodelling of portions of the existing two-story over garage single-family dwelling located in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District. Although the project was originally filed under Demolition and New Construction Building Permit Applications, these were recently withdrawn and replaced by the current Alteration Building Permit Application.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
- 15a. 2000.702DD (P. VOLLMAN: 415-558-6405)
2 WALL PLACE - east side, an alley north of Jackson Street between Hyde and Leavenworth Streets; Lot 013B in Assessor's Block 0184 - Staff-initiated request for Discretionary Review of Demolition Permit Application 9918616 to demolish a one story over basement structure containing two legal units of record. The subject property is located in an RM-3 (Residential, Mixed, Medium Density) District and a 65-A Height and Bulk District. The proposed replacement building is also the subject of a Request for Discretionary Review.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 15b. 2000.702DD (P. VOLLMAN: 415-558-6405)
2 WALL PLACE - Lot 013B in Assessor's Block 0184 - Request for Discretionary Review of Permit Application 9918617 to construct a new three-story over garage building, which would contain three dwelling units of approximately 1,500 square feet each, with three off-street parking spaces. The subject property is located in an RM-3 (Residential, Mixed, Medium Density) District and a 65-A Height and Bulk District. The proposed demolition is also the subject of a Request for Discretionary Review.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
16. 2002.0472D (T. TAM: 415-558-6325)
40 & 42 ORD STREET - west side between Saturn and Vulcan Streets, Lot 7 in Assessor's Block 2626. Request for Discretionary Review for Building Permit Application No. 2001/09/20/8804 to demolish an existing two-unit building. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

17. 2002.0508D (T. TAM: (415) 558-6325)
4031 19TH STREET - south side between Hartford and Noe Streets, Lot 87 in Assessor's Block 3602. Request for Discretionary Review for Building Permit Application No. 2002/05/17/6856 to construct a new two-car garage at the front of the property. The subject property is located in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the plans as submitted.
18. 2002.0525D (G. CABREROS: 415-558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
19. 2002.0526D (G. CABREROS: 415-558-6169)
179 16TH AVENUE - west side between Lake and California Streets, Lot 017 in Assessor's Block 1376. Staff-initiated request for discretionary review of Building Permit Application No. 2001/1002/9789 proposing to demolish a single-family dwelling. A new two-unit, three-story building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
20. 2002.0494D (V. MASSEHIAN: 415-558-6363)
24 BLAKE STREET - east side between Geary Boulevard and Euclid Avenue, Lot 015 in Assessor's Block 1068. Staff-initiated request for Discretionary Review of Building Permit Application No. 2001/05/22/9783, proposing to demolish a building containing two dwelling units (one unit installed without permit). A new two-unit, three-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
21. 2002.0473D (S. SANCHEZ: 415-558-6679)
535 33RD AVENUE - west side between Geary Boulevard and Anza Street; Lot 006 in Assessor's Block 1511 - Staff-initiated request for Discretionary Review of Building Permit Application 2001/04/12/6705 proposing to demolish the existing two level single family dwelling (the project also proposes the new construction of a two-unit building under separate permit). The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

22. 2002.0799D (D. JONES: (415) 558-6477)
1 GRANDVIEW AVENUE - north side of Grand View Avenue between Grandview Terrace and Stanton Street at Market Street, Lot 011 in Assessor's Block 2715. Staff-initiated request for discretionary review of Building Permit Application No. 2001/06/28/2620 proposing to demolish a single-family dwelling. A new three-story, single-family dwelling is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
23. 2002.0530D (D. JONES: (415) 558-6477)
114 OXFORD STREET - west side of Oxford Street between Silliman and Pioche Streets , Lot 004 in Assessor's Block 5909. Staff-initiated request for discretionary review of Building Permit Application No. 2001/05/30/0240 proposing to demolish a single-family dwelling. A new two-story, single-family dwelling is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 6, 2002

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 3 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

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COMMUNICATIONS

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- 1) Planning Department Case Executive Summary
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- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0157C (M. SNYDER: 415-575-6891)
20 HERON STREET - northwest corner of Heron Street and Berwick Street, Lot 44 in Assessor's Block 3755, - Request for Conditional Use authorization to install a total of 12 panel antennas, and associated equipment cabinets, as part of a wireless transmission network operated by Verizon Wireless, pursuant to Planning Code Sections 816.73 and 227(h) of the Planning Code. The site is within an SLR (Service / Light Industrial / Residential) District and a 40-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 4 Location Site, a wholly commercial building within a South of Market District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance June 13, 2002)
2. 2002.0279X (M. LUELLEN: 415-558-6478)
1 FRONT STREET (aka 444 MARKET STREET) - north side of Market Street between Battery and Front Streets, Lot 9 in Assessor's Block 266 - Request under Planning Code Section 309(a)(5) (Downtown Project) for Determinations of Compliance and Request for Exceptions, including an exception from off-street parking, freight loading and service vehicles requirements (Section 161(i)). This project lies within a C-3-O (Downtown, Office) District and within a 450-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to June 20, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of May 16, 2002.
4. Commission Matters

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. Informational Presentation on building height and the review of code provisions regarding measurements.
8. 2000.0986X (A. LIGHT: 415-558-6254)
150 POWELL STREET - southeast corner of O'Farrell Street in Assessor's Block 327, Lot 22 - Progress Report on design and development of public art concept as required under Section 149 of the Planning Code and Planning Commission Motion # 16117, for an approved mixed-use office and retail project located in a

C-3-R (Downtown, Retail) Zoning District and a 80-130-F Height and Bulk District.

Preliminary Recommendation: No Action Required

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2001.0739DDDDDD (G. CABREROS: 415-558-6169)
3352 WASHINGTON STREET - North side between Walnut Street and Presidio Avenue, Lot 011 in Assessor's Block 0984 - Requests for Discretionary Review of Building Permit Application 2000/0616/2818S proposing to construct a dormer, deck and windscreens at roof level, to add a horizontal addition at the rear and to alter both front and rear facades of the existing four-story, single-family house located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve with modifications

(Continued from Regular Meeting of May 16, 2002)

NOTE: On May 16, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to not take Discretionary Review and approve the project with staff recommendation. The motion failed to carry by a vote +3 -3. Commissioners Chinchilla, Joe and Baltimore voted No and Commissioner Theoharis was absent. At the call of the chair, the project was continued to June 6, 2002, to allow the absent commissioner to participate in the final action.

10. 2000.790KEXCTZM (K. AMDUR 415-558-6351)
888 HOWARD STREET (aka 155 5th STREET) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 - **Request pursuant to Section 302(c) and 340 to create a special use district, C-3-S (SU) for the project site.** The creation of the district and the reclassification of the site from C-3-S to C-3-S (SU) requires amendments to the text of the Planning Code, Zoning Map 1, and Map 1 of the Downtown Area Plan. The proposal is to construct a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space. The special use district would increase the maximum FAR allowed without the purchase of Transferable Development Rights (TDR) from 5:1 to 7.5:1. The site is currently zoned C-3-S, which allows a maximum FAR of 7.5:1, but only with the purchase of TDR. The Project also requires approval pursuant to (1) Section 309 (Downtown Review) for determinations of compliance and approval of exceptions, (2) Sections 303 and 216(b) for Conditional Use authorization for a hotel with more than 200 rooms, (3) CEQA findings and (4) approval of amendments to Zoning Map 1H and Map 5 of the Downtown Area Plan related to the proposed rezoning of the project site from 160-F to 320-S.
Preliminary Recommendation: Approval of reclassification from 160-F to 320-S, Disapproval of reclassification from C-3-S to C-3-S (SU)

(Continued from Regular Hearing of May 16, 2002)

Note: On May 23, 2002, following public testimony, the Commission closed the public hearing and passed a Motion of Intent to approve the creation of a C-3-S (SU) Special Use District and the reclassification of the Project Site from C-3-S to C-3-S (SU). The Motion carried by a vote of +6 -0. Commissioner Chinchilla was absent. The Commission requested staff to revise Special Use District Resolution and present it for Final Action on June 6th.

11. 2000.790KEXCTZM (K. AMDUR 415-558-6351)

888 HOWARD STREET (aka 155 5th Street) - northeast corner of 5th and Howard Streets, Lot 66 in Assessor's Block 3724 - **Request for Determinations of Compliance under Planning Code Section 309 (Downtown Project) and approval of Exceptions**, including an exception to the Reduction of Ground Level Wind Currents requirements (Section 148) and an exception to the Bulk Limits (Sections 270 and 272), for the construction of a 31-story, 320-foot tall hotel building with 430,000 gross square feet, including approximately 572 hotel rooms, 9,200 square feet of restaurant and bar/lounge space, 30,000 square feet of parking (115 valet-operated spaces), 43,800 square feet of meeting and pre-function space, and 12,600 square feet of publicly-accessible open space. The Project also requires CEQA findings and approval pursuant to (1) Sections 303 and 216(b) for Conditional Use authorization for a hotel with more than 200 rooms, (2) Section 302(c) for amendments to the Planning Code and Zoning Maps to change the height, bulk and use districts of the project site (from 160-F to 320-S and from C-3-S to C-3-S (SU)), and (3) Section 340 for approval of amendments to the General Plan related to the proposed rezoning of the project site.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Hearing of May 16, 2002)

Note: On May 23, 2002, following public testimony, the Commission closed the public hearing and passed a Motion of Intent to approve the Section 309 application with conditions. The Motion carried by a vote of +4 -2 with Commissioners Fay and Baltimore voting against. Commissioner Chinchilla was absent. The Commission requested staff to revise the Draft Section 309 Motion and present it for Final Action on June 6, 2002.

(On May 23, 2002, the Commission approved the project's three other applications for CEQA findings, conditional use authorization, and a reclassification of the project site from 160-F to 320-S).

E. REGULAR CALENDAR

- 12a. 2002.0363XBC (A. LIGHT 415-558-6254)

150 POWELL STREET, southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16117, Determination of Downtown Compliance under Section 309 of the Planning Code, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of May 23, 2002)

- 12b. 2002.0363XBC (A. LIGHT 415-558-6254)
150 POWELL STREET, southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16118, Project Authorization for construction of office space under Section 321 of the Planning Code, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 23, 2002)
- 12c. 2002.0363XBC (A. LIGHT 415-558-6254)
150 POWELL STREET southeast corner of O'Farrell Street, in Assessor's Block 327, Lot 22. Request for a change to the Conditions of Approval for Planning Commission Motion 16119, Conditional Use Authorization for office use exceeding 5,000 gross square feet in a C-3-R (Downtown, Retail) Zoning District, Condition #1E. The proposed change is to extend the time period prescribed by Condition of Approval #1E for commencement of construction, for an additional 18 months from the currently approved expiration date. The original project approval was for a mixed-use retail and office development containing approximately 41,000 square feet of retail and 40,000 square feet of net new office space. The project site is in a C-3-R (Downtown, Retail) Zoning District, and an 80-130-F Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of May 23, 2002)
- 13a. 2001.0494CDV (W. HASTIE: 415-558-6361)
1475-79 FOLSOM STREET - (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C - Request for a Conditional Use authorization pursuant to Sections 803.5(c) and 816.48 of the Planning Code to convert 9,885 square feet at 1475 Folsom from office of design professionals and retail to general office use and to convert 10,361 square feet at 1479 Folsom from office and warehouse to general office; both lots are within a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 23, 2002)
- 13b. 2001.0494CDV (W. HASTIE: 415-558-6381)
1475-79 FOLSOM STREET - (The Jackson Brewery Complex) south side between 10TH and 11TH Streets. Assessor's Block 3520, Lots 30B & 30C - Mandatory Discretionary Review for conversion of existing warehouse to general office use within the Industrial Protection Zone, per Resolution No. 16202. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District. Project includes minor exterior alterations, as well as seismic and ADA upgrades.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Project with Conditions.
(Continued from Regular Meeting of May 23, 2002)

- 13c. 2001.0494CDV (W. HASTIE: 415-558-6381)
1475-79 FOLSOM STREET - (The Jackson Brewery Complex) south side between 10th and 11th Streets. Assessor's Block 3520, Lots 30B & 30C - Request for a parking variance for 5 required parking spaces at 1475 Folsom and 7 required spaces at 1479 Folsom—these parking requirements are based on pre-existing parking credits. The proposal does not provide any parking spaces for this project. Subject lots are located in a SLR (Service/Light Industrial/Residential) zoning district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of May 23, 2002)
14. 2002.0332C (V. MASSEHIAN: 415-558-6363)
2255 HAYES STREET - south side between Stanyan and Shrader Streets; Lot 011A in Assessor's Block 1213 - Request for Conditional Use authorization pursuant to Section 209.6 of the Planning Code to install a total of twelve panel antennas on the exterior of the existing penthouse (approx. 74 feet 3 inches above the sidewalk level) that will match the color and material of the penthouse, and related equipment at ground level adjacent to the existing seven-story, 62-foot tall (74 feet 3 inches to top of tower), publicly used structure known as the St. Mary's Hospital, as part of AT & T's wireless telecommunications network within an RM-2 (Residential Mixed, Moderate Density) District and a 65-A Height and Bulk District. As per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a publicly-used structure.
Preliminary Recommendation: Approval with conditions
15. 2002.0014C (M. SMITH: 415-558-6322)
257 BROAD STREET - south side of the street between Capitol and Orizaba Avenues, Lot 053 in Assessor's Block 7114- Request for Conditional Use Authorization under Planning Code Section 209.3(c) to construct a residential care facility for 14 elderly people, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
16. 2001.1203C (M. SMITH: 415-558-6322)
2001 37th AVENUE (aka 2750 RIVERA STREET) - west side of the street between Ortega & Rivera Streets, Lot 006 in Assessor's Block 2094- Request by Circular Wireless for Conditional Use Authorization pursuant to Planning Code Section 209.6(b) to install six panel antennas on the rooftop and two equipment cabinets within the existing penthouse of a secondary school building on the Saint Ignatius Preparatory School site located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The subject property is a Location Preference 1 site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation: Approval with conditions
17. 2001.1202C (M. SMITH: 415-558-6322)
5200 DIAMOND HEIGHTS BOULEVARD - southwest corner of Diamond Heights Boulevard and Duncan Street, Lot 001 in Assessor's Block 7521- Request for Conditional Use Authorization under Planning Code Section 209.3(j) to use the existing banquet room on the property of St. Nicholas Orthodox Church for a limited number of non-church related events, located in a RH-1 (D) (Residential, House, One-Family, (Detached)) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

18. 2001.0789C (M. SMITH: 415-558-6322)
597-599 MONTEREY BOULEVARD - southeast corner of Monterey Boulevard and Foerster Street, Lot 028 in Assessor's Block 3116 - Request by Sprint PCS for Conditional Use Authorization under Planning Code Sections 710.83 to install a wireless telecommunication facility consisting of two antennas mounted near the northwest corner of the rooftop, one GPS antenna mounted to the southeast corner of the rooftop, and five associated equipment cabinets installed within the detached garage of a two-story mixed use building located in a NC-1 (Neighborhood Commercial Cluster) District and a 32-X Height and Bulk District. The subject site is a Limited Preference 6 site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as it is a mixed-use building in a NC-1 District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 23, 2002)
19. 2002.0015C (D. SIROIS: 415-558-6313)
1005-1007 GENEVA AVENUE - north side of Geneva Avenue, between Paris and Lisbon Streets, Lot 013 in Assessor's Block 6408 - Request for Conditional Use authorization to demolish a building containing a residential unit at the second story pursuant to Planning Code Section 712.39 and to construct a four-story mixed use building with 3 residential units and a ground floor commercial space for the existing business, Apollo Heating, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular meeting of May 16, 2002)

F. DISCRETIONARY REVIEW HEARING

At Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

20. 2001.0661D (M. SNYDER: 415-575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: Take Discretionary Review and Dissapprove Project.
21. 2002.0375D (S. VELLVE: 415-558-6263)
47 EAGLE STREET - northwest side between Yukon and Mono Streets, Lot 003C in Assessor's Block 2713 - Staff-initiated request for Discretionary Review

of Building Permit Application No. 2001/10/15/0027 to convert an existing 2-unit building into 1 dwelling unit. The proposal involves renovation of a 1300 square foot structure and increasing the overall height by 4 feet. The property is located within a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

22. 2002.0280D (G. CABREROS: 415-558-6169)
1734-1738 LOMBARD STREET - north side between Laguna and Octavia Streets, Lot 004 in Assessor's Block 0495 -- Request for Discretionary Review of Building Permit Application Nos. 2001/0831/7341 and 2001/0831/7339 proposing to demolish an existing two-story commercial building (1738 Lombard Street) on the western portion of the lot and to construct a four-story building to contain eight residential units with a garage and commercial space at the ground floor within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
- 23a. 2002.0242D (J. PURVIS: 415-558-6354)
2422 BAYSHORE BOULEVARD - west side between Leland and Visitacion Avenues, Lot 2A in Assessor's Block 6249 -- Staff Initiated request for Discretionary Review of Building Permit No. 9906291-S proposing to construct a 2-story, single-family dwelling with commercial office space on a 10-foot-wide lot (an additional building is proposed on this same lot with frontage at 23 Desmond Street and is the subject of a separate Discretionary Review), within an NC-3 (Moderate-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
- 23b. 2002.1041DD (J. PURVIS: 415-558-6354)
23 DESMOND STREET - east side between Leland and Visitacion Avenues, Lot 2A in Assessor's Block 6249 -- Request for Discretionary Review of Building Permit No. 9906290-S proposing to construct a 2-story, single-family dwelling on a 10-foot-wide lot (an additional building is proposed on this same lot with frontage at 2422 Bayshore Boulevard and is the subject of a separate staff-initiated Discretionary Review), within an NC-2 (Small-Scale Neighborhood Commercial) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Take Discretionary Review and disapprove the project.
24. 2002.0273D (J. PURVIS: 415-558-6354)
366 PENNSYLVANIA STREET - west side between 18th and 19th Streets; Lot 005 in Assessor's Block 4039: Request for Discretionary Review of Building Permit Application No. 2001/12/20/5739 to construct a second story over the garage level onto an existing one-story-over-garage single-family dwelling in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

25. 2001.0592D (P. VOLLMANN: 415-558-6405)
1331 GREEN STREET - south side between Polk and Larkin Streets, Lot 021 in Assessor's Block 0549 - Request for Discretionary Review of Building Permit Application Number 2001/03/30/5663 proposal to construct a new single-family dwelling at the front of the subject lot. The lot already contains a single-family dwelling at the rear. The new structure would be two stories, with parking for two cars on the ground floor, within an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

55
4
8/02

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 13, 2002
1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 10 2002

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1051D (D. SIDER: 415-558- 6697)
480 POTRERO AVENUE - northwest corner of Mariposa Street, Lot 002C in Assessor's Block 3973 - Mandatory Discretionary Review of Building Permit Application Number 2001.11.27.3854, proposing to (1) change the use of an existing industrial building to a 55 unit residential care facility, (2) construct a vertical addition, and (3) perform interior and exterior alterations in an M-1 (Light Industrial) Zoning District, a 65-B Height and Bulk District, and an Industrial Protection Zone as set forth by Planning Commission Policy expressed in Resolution Number 16202. Mandatory Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any permit proposing to change the use of a property within the Mission District.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 20, 2002)
- 2a. 2000.0413DD (M. WOODS: 415-558-6315)
226 – 17TH AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Staff-initiated request for Discretionary Review of Demolition Permit Application No. 9914684, proposing to demolish a two-story, single-family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed replacement building is also the subject of a Request for Discretionary Review.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for Continuance to September 5, 2002)
- 2b. 2000.0413DD (M. WOODS: 415-558-6315)
226 – 17TH AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Request for Discretionary Review of Building Permit Application No. 9114683S, proposing to construct a new three-story building containing two dwelling units. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
(Proposed for Continuance to September 5, 2002)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of May 23, 2002.
4. Commission Matters

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
7. Informational presentation on building height and the review of code provisions regarding measurements.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 2002.0191D (P. VOLLMANN: 415-558-6405)
292 IVY STREET - at the southeast corner of the intersection at Gough and Grove Streets, Lot 014 in Assessor's Block 0809 - Discretionary review request of Building Permit Application number 2001/12/28/6038, to legalize a seven stall parking garage on Ivy Street, in the Hayes Gough NCD, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve parking with requirement to build dwelling units.
NOTE: On May 16, 2002, following public testimony the Commission closed the public hearing and entertained two motions: 1) Take Discretionary Review and approve parking with requirement to build dwelling units. The motion failed to carry by a vote +2 -4. Commissioners Lim, Fay, Baltimore, and Chinchilla voted no. Commissioner Theocharis was absent. 2) Take Discretionary Review and disapprove the excess parking element of the project. The motion failed to carry by a vote +3 -3. Commissioners Salinas, Joe, and Baltimore voted no. Commissioner Theocharis was absent. At the call of the Chair, this matter was continued to June 13, 2002, to allow the absent commissioner to participate in the final action.

F. REGULAR CALENDAR

9. (TULLY: 415-558-6372)
CENTRAL WATERFRONT CULTURAL RESOURCE SURVEY - Public hearing and consideration of adoption of a motion to endorse the Central Waterfront Cultural Resource Survey (California Department of Parks and Recreation Survey Form DPR 523B-*evaluative*) and resources held out from consideration because of owner objection. The Planning Department re-noticed all property owners within the Central Waterfront Survey boundaries on April 12, 2002 through May 13, 2002. As a result, eight (8) objections were received and heard by the Landmarks Preservation Advisory Board at two meetings - May 15 and June 5, 2002. The Central Waterfront Cultural Resource Survey documented 140 buildings, structures, sites and objects in Block/Lots: Block 3941; 3942/2, 3; 3943/3; 3944/4; 3992/2; 3994/1B, 1C, 2, 3; 3995/7, 15; 3996/ 4-6, 15, 18; 3997/3; 3998/17-18; 4042/2; 4043/12A, 13, 16; 4044/2A, 2-4; 4045/2; 4046/1; 4052/1; 4058/5, 9-10; 4059/1A, 1B, 1C, 2B, 9; 4105/9; 4108/3, 3A, 3B, 3D, 3F, 3J, 3M, 3N, 3O, 3R; 4109/1; 4111/1; 4172/3-5, 7, 15-16, 18-21; 4173/1; 4227/31;

4228/10; 4229/2-4; 4231/2; 4241/2-4; 4244/3-4; 4245/1-2; 4246/1; 4247/2; 4296/5; 4310/3; 4314/1A; 4316/2; 4352/7; 4353/9; 4355/6; 4357/3; 4358/7, 9; 4377/1; 4378/6; 9900/1, 68, 70, 84. 1155-63 Tennessee, Block 4172/04 was surveyed as part of the Dogpatch Cultural Resource Survey endorsed by the Planning Commission at its December 13, 2001 meeting, but was held out of that endorsement because of owner objection.

Preliminary Recommendation: Adopt a motion to endorse the Central Waterfront Cultural Resource Survey (California Department of Parks and Recreation Survey Form DPR 523B-*evaluative*) and (California Department of Parks and Recreation Survey Form DPR 523A-*descriptive* and DPR 523B-*evaluative*) on the following held out properties: 3201 3rd Street, Bayshore Cutoff Tunnels No. 1 and 2, 1155-1161-1163 Tennessee, 580 and 600 Minnesota Street, 2230 Third Street, 815-825 Tennessee Street, 651 Illinois and Piers 68 and 70 Wharves.

Note: On December 13, 2001, following public testimony, the Commission closed the public hearing, the Commission passed a motion to endorse the Central Waterfront Cultural Resource Survey (California Department of Parks and Recreation Survey Form DPR 523A-*descriptive*) and Context Statement for all resources contained within the Central Waterfront survey boundaries with the exception of 3201 3rd Street, 651 Illinois, 590 Minnesota, 690-698 Minnesota, 2085 Third Street, and 1155-1163 Tennessee, which were held out because of owner objection to the survey findings. The motion carried +5 -0. Commissioner Baltimore was absent and Commissioner Salinas as excused. At the call of the chair, the Planning Commission directed the Planning Department to re-notice all property owners within the Central Waterfront Survey boundaries and to return to the Planning Commission for consideration of endorsement of (California Department of Parks and Recreation Survey Form DPR 523B-*evaluative*) for all resources within the Central Waterfront survey boundaries. Per the Chair's instructions, the public hearing for this matter is open.

10. 2002.0408C (J. IONIN: 415-558-6309)
2863 CALIFORNIA STREET - Assessor's Block 1028, Lot 023 - Request for Conditional Use Authorization under Planning Code Section 161(j) for an exemption from the residential parking requirement. The Proposal is to demolish an existing two-story commercial building with approximately 4,450 square feet in total gross floor area and construct a new three-story 40-foot tall building with approximately 8,525 square feet in total gross floor area. There would be approximately 3,500 square feet of ground-floor commercial and four residential units above. Conditional Use Authorization is sought to construct the Project without the required four off-street parking spaces for the residential units. No parking is required for the commercial space. The project lies within a Small-Scale Neighborhood Commercial (NC-2) District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2002.0350C (K. McGEE: 415-558-6367)
915 FOLSOM STREET - east side, between 5th and 6th Streets; Lot 145 in Assessor's Block 3753 - Request for Conditional Use Authorization per Planning Code Section 815.73 to remove 1 panel antenna and to install 3 new panel antennas and one new equipment cabinet for Circular Wireless. The subject property is located in an RSD (Residential/Service Mixed Use District) Zoning District, a 40-X, 85-B Height and Bulk District, and is in the South of Market Earthquake Recovery Special Use District. The subject property is a Preference 5 Location (mixed use buildings in high density districts).
Preliminary Recommendation: Approval with Conditions

12. 2000.1058E (R. DEAN: 415-558-5980)
1598 DOLORES STREET (aka REILLY'S FUNERAL HOME) - located at the northwest corner of Dolores and 29th Streets; Assessor's Block 6618; Lots 7, 9, 38. **Appeal of a Preliminary Negative Declaration.** The proposed construction consists of two, four-story residential buildings with a total of 13 units and demolition of an existing two-story mortuary building. The project would provide 13 off-street parking spaces. The proposed project site is 10,500 sq. ft. and is located in the NC-1 (Neighborhood Commercial Cluster) District. The project would require Conditional Use Authorization by the City Planning Commission. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting May 24, 2001.)
13. 2000.1058CE (T. TAM: 415-558-6325)
1598 DOLORES STREET (aka REILLY'S FUNERAL HOME) - northwest corner of Dolores and 29th Streets; Lots 7, 9, and 38 in Assessor's Block 6618 - Request for a Conditional Use authorization pursuant to Planning Code Sections 121.1 and 710.11 for development on lot size greater than 5,000 square feet in an NC-1 (Neighborhood, Commercial, Cluster) District. The proposal also requires a modification to the rear yard requirement as allowed under Planning Code Section 134(e). Preliminary Recommendation: Approval with Conditions
14. 2001.1126CV (L. KIENKER: 415-558-5970)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409. **Appeal of a Preliminary Negative Declaration.** The proposed construction consists of 28,277 gross-square-feet (gsf) of commercial/office/residential uses within the existing building envelope of a vacant theater, with a total of two ground floor retail, two second floor office, and eight third floor residential units. The project would provide one off-street loading space and no other parking. The project site is 15,044 sq. ft. and is located in the NC-3 (Neighborhood Commercial Moderate-Scale) District. The project would require Conditional Use Authorization by the San Francisco Planning Commission and a Variance for rear yard requirements. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting May 23, 2002).
- 15a. 2001.1126CV (D. SIROIS: 415-558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District. Preliminary Recommendation: Approval with conditions

- 15b. 2001.1125CV (D. SIROIS: 415-558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family District in a 40-X Height and Bulk District
16. 2002.0157C (M. SNYDER: 415-575-6891)
20 HERON STREET - northwest corner of Heron Street and Berwick Street, Lot 44 in Assessor's Block 3755 - Request for Conditional Use authorization to install a total of 12 panel antennas, and associated equipment cabinets, as part of a wireless transmission network operated by Verizon Wireless, pursuant to Planning Code Sections 816.73 and 227(h). The site is within an SLR (Service/Light Industrial/Residential) District and a 40-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 4 Location Site, a wholly commercial building within a South of Market District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 6, 2002)

E. DISCRETIONARY REVIEW HEARING

At Approximately **3:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 2002.0072D (D. SIROIS: 415-558-6313)
1512 LA PLAYA - 1512 La Playa- east side of La Playa, between Kirkham and Lawton, Lot 039A, Assessor's Block 1894 - Request for Discretionary Review of Building Permit Application No. 2001/1128/4105 to construct vertical (1-story) and horizontal (17-feet, 6-inches) extensions, and the addition of a 3rd dwelling unit to the existing 2-unit building. The project site is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District within the Coastal Zone Permit Area.
Recommendation: Take Discretionary Review and approve with modifications
18. 2002.0556DD (T. WANG: 415-558-6335)
2670 47TH AVENUE - eastside between Vicente and Wawona Streets; Lot 022 in Assessor's Block 2450 - Request of Discretionary Review of Building Permit Application No. 2002/01/09/6578 to construct a two-story addition at rear of the existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications

19. 2002.0495D (G. CABREROS: 415-558-6169)
2606 and 2610 JACKSON STREET - north side of the street between Scott and Pierce Streets, Lots 021 & 022 in Assessor's Block 0585 - A staff-initiated request for Discretionary Review of Building Permit Application 2001/1224/5878 proposing to merge two single-family residences into one single-family home in an RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk District. The two lots are proposed to be merged under a separate subdivision application.
Preliminary Recommendation: Do not take Discretionary Review and approve merger.
- 20a. 2002.0259DDDDD (K. SIMONSON: 415-558-6321)
536 PRESIDIO AVENUE - east side between California and Pine Streets, Lot 22 in Assessor's Block 1031 - Staff-initiated Request for Discretionary Review of Building Permit Application 2001/1114/3104, proposing to demolish a one-story over garage building containing one dwelling unit. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
- 20b. 2002.0259DDDDD (K. SIMONSON: 415-558-6321)
536 PRESIDIO AVENUE - east side between California and Pine Streets, Lot 22 in Assessor's Block 1031 - Requests for Discretionary Review of Building Permit Application 2001/1114/3108S, to construct a new three-story over garage building containing two dwelling units. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION & RECREATION AND PARK COMMISSION

Notice of Meeting & Calendar of

Special Joint Meeting
Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 20, 2002

1:30 PM

President: Hector Chinchilla;
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

JUN 17 2002

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Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION ST., 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall Administrator, 1 Dr. Carlton Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.ci.sf.ca.us/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th Floor Reception.

1:30 PM

ROLL CALL

PLANNING: Commission President: Hector Chinchilla
Commission Vice President: William W. Fay
Commissioners: Roslyn Baltimore, Cynthia Joe, Myrna Lim,
Jim Salinas, Sr. Anita Theoharis

RECREATION & PARK: Commission President: John Murray
Commission Vice President: Gloria Bonilla,
Commissioners: William P. Getty, Gordon Chin, Larry Martin,
Lynne Newhouse Segal

A. SPECIAL CALENDAR

1. 2002.0624K (M. LI: (415) 558-6396)
BOEDEDEKER PARK - northeast corner of Jones and Eddy Streets, Lots 006-009 and 017-019 in Assessor's Block 0332: -- Request to raise the absolute cumulative limit for additional shadow on Boeddeker Park from 0.0070 percent to 0.0087 percent.
Preliminary Recommendation: Approval
(ACTION ITEM: BOTH COMMISSIONS)
2. BOEDEDEKER PARK - 131 AND 145 TAYLOR STREET AT EDDY STREET
Discussion and possible action to recommend to the Planning Commission that the shade or shadow that would be cast by the proposed nine-story, 86 foot high building containing 67 dwelling units will/will not have a significant effect on Boeddeker Park within the meeting of Planning Code Section 295 (Sunlight Ordinance).
(ACTION ITEM: REC/PARK COMMISSION ONLY)
3. 2001.0378KCV (M. LI: (415) 558-6396)
131 AND 145 TAYLOR STREET - , west side between Ellis and Eddy Streets; Lots 002 and 018 in Assessor's Block 0339: -- Request for a determination of the significance of the shadow impact on Boeddeker Park from the construction of a proposed nine-story, 86-foot-high building containing 67 dwelling units.
Preliminary Recommendation: Determination of no significant shadow impact
(ACTION ITEM: PLANNING COMMISSION ONLY)

B. PUBLIC COMMENT

At this time, members of the public may address the Join Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 20, 2002
2:30 PM
Regular Meeting

DOCUMENTS DEPT.

JUN 17 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

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approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

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2:30 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0396C (G. CABREROS: (415) 558-6169)
2200 HAYES STREET (A.K.A. 450 STANYAN STREET) - north side of Hayes Street between Stanyan and Shrader Streets, Lots 038 and 039 in Assessor's Block 1191 - Request for Conditional Use to authorization under Section 606 of the Planning Code to revise the master signage program for an institutional use (St. Mary's Medical Center). The project site spans an RH-3 (Residential, House, Three-Family) District and an RM-2 (Residential Mixed, Moderate-Density) District and three (80-D, 80-E, and 130-E) Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to June 27, 2002)
2. 2002.0279X (M. LUELLEN: 415-558-6478)
1 FRONT STREET (aka 444 MARKET STREET) - north side of Market Street between Battery and Front Streets, Lot 9 in Assessor's Block 266 - Request under Planning Code Section 309(a)(5) (Downtown Project) for Determinations of Compliance and Request for Exceptions, including an exception from off-street parking, freight loading and service vehicles requirements (Section 161(i)). This project lies within a C-3-O (Downtown, Office) District and within a 450-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 6, 2002)
(Proposed for Continuance to July 25, 2002)
- 3a. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Proposed for Continuance to July 11, 2002)
- 3b. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the

proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Proposed for Continuance to July 11, 2002)

- 3c. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.
(Proposed for Continuance to July 11, 2002)
4. 2002.0434C (M. LUELLEN: (415) 558-6478)
115 TELEGRAPH HILL BOULEVARD, A.K.A. 361 - 377 FILBERT STREET, south side between Montgomery and Kearny Streets, Lots 34, 35, and 36 in Assessor's Block 105 -- Request for Conditional Use Authorization under Planning Code Sections 209.1(h) and 303 to authorize dwelling units at a density of one unit for each 1000 square feet of lot area. The three parcels contain 7,562 square feet in area, allowing the possibility of up to seven units if authorized as a conditional use. This project lies within a RH-3 (House, 3-Family) district and within a 40-X Height and Bulk District.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 2002.0015C (D. SIROIS: 415-558-6313)
1005-1007 GENEVA AVENUE - north side of Geneva Avenue, between Paris and Lisbon Streets, Lot 013 in Assessor's Block 6408 - Request for Conditional Use authorization to demolish a building containing a residential unit at the second story pursuant to Planning Code Section 712.39 and to construct a four-story mixed use building with 3 residential units and a ground floor commercial space

for the existing business, Apollo Heating, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular meeting of May 16, 2002)

NOTE: On June 6, 2002, following public testimony, the Commission closed public hearing and entertained two motions: 1) an intent to approve. The motion failed to carry by a vote of +2 - 5. Commissioners Lim, Salinas, Theoharis, Chinchilla and Baltimore voted no. 2) an intent to disapprove by a vote of +5 -2. Commissioners Fay and Joe voted no. The matter was continued to June 6, 2002 for final action.

F. REGULAR CALENDAR

9. 2002.0179C (G. NELSON: (415) 558-6257)
5200 GEARY BOULEVARD - (Geary Mall Parking Garage) – north side between 16th and 17th Avenues; Lot 045 in Assessor's Block 1448 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to mount a total of three (3) panel antennas to existing penthouse structures on the upper deck of an approximately forty-foot tall, three level parking garage with ground floor commercial spaces. The project site is within a Moderate Scale Neighborhood Commercial (NC-3) Zoning District and a 40-X Height and Bulk District. Per the City & County of San Francisco's *Wireless Telecommunications Services* (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure within an NC-3 Zoning District. The proposed site would be operated as part of Cingular's wireless telecommunications network.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 9, 2002)
10. 2002.0042CE (T. TAM: (415) 558-6325)
3632 LAWTON STREET - north side of Lawton Street, between 42nd and 43rd Avenues; Lot 3 n Assessor's Block 1888 - Request for a Conditional Use authorization pursuant to Planning Code Sections 710.11, 710.21, 710.39 and 710.81 for (1) development of a lot size greater than 4,999 square feet, (2) creation of a single commercial space for a non-residential use greater than 3,000 gross square feet, (3) demolition of residential use on the second floor, and (4) establishment of an institutional use (large) on the second floor in the NC-1 District and 40-X Height and Bulk District. The proposal is to demolish two existing two-story apartment buildings, with a total of 12 dwelling units, and construct a new church (Sunset Chinese Baptist Church), approximately 20,000 square feet in size and 40 feet in height.
Preliminary Recommendation: Disapproval
11. 2002.0471C (M. WOODS: (415) 558-6315)
1907-09 PINE STREET (A.K.A. 1715 OCTAVIA STREET) - southwest corner of Pine and Octavia Streets; Lots 1 and 29 in Assessor's Block 663 - Request for Conditional Use authorization under Sections 303 and 352 of the Planning Code to amend a previous condition of approval to allow a two-year extension to commence construction of Phase Two of the Schools of the Sacred Heart Stuart Hall High School for Boys (approved on February 24, 2000 as a Conditional Use, Case No. 1999.218C, under Planning Commission Motion No. 14996) The project site is in an RH-2 (Residential, House Districts, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

12. 2001.0535E (B.WYCKO: (415) 558-5972)
724-730 VAN NESS AVENUE/ 650-660 TURK STREET - Appeal of Preliminary Negative Declaration. The proposed project involves the demolition of two existing one-story buildings at 724-730 Van Ness Avenue and 650-660 Turk Street, and the construction of a new building consisting of an approximately 130-foot tall, 14-story tower fronting on Van Ness Avenue and a 67-foot tall, 7-story tower fronting on Turk Street above a two-level subsurface parking garage and ground floor retail space, accessory office and recreation/laundry room. The project site is located on Lots 4 and 8 in Assessor's Block 742. The vacant 724 Van Ness Avenue building was formerly occupied by about 4,500 square feet of retail space. At 730 Van Ness Avenue, there currently exists about 1,500 square feet of restaurant space. The existing structure at 650-660 Turk contains 9,750 square feet and is currently occupied by an auto repair business at street level and an auto glass repair shop at the mezzanine level. The new building would consist of about 134 dwelling units on floor levels 2 through 14 with lobby access from Van Ness Avenue, 45 independently-accessible parking spaces for the dwelling units on two parking levels with vehicular access from Turk Street, and ground floor space allocated to an approximately 1,530 square foot community/laundry room, about 830 square feet of office space accessory to the residential complex, and about 2,200 square feet of retail space. Both project site lots are within a RC-4 District (Residential-Commercial Combined District, High-Density District) and the Van Ness Avenue Special Use District (SUD) as well as a 130-V Height and Bulk District. The project would require Conditional Use authorization for new construction over 40 feet in height. The project sponsor would also need to seek Variances regarding off-street parking.

(Continued from Regular Meeting of May 23, 2002)

Preliminary Recommendation: Uphold Preliminary Negative Declaration

- 13a. 2001.0535ECVK (M. WOODS: (415) 558-6315)
724-730 VAN NESS AVENUE/ 650-660 TURK STREET - (east side between Turk and Eddy Streets) and 650-660 Turk Street (north side between Van Ness Avenue and Polk Street), Lots 4 and 8 in Assessor's Block 742 - Request for Conditional Use Authorization under Sections 243, 253, 253.2 and 303 of the Planning Code for the construction of a 141-unit residential project of approximately 138,690 square feet with ground floor retail spaces on Van Ness Avenue and a garage containing 51 automobile parking spaces, 40 bicycle spaces and two service vehicle loading spaces. The proposed project includes the demolition of two existing one-story buildings and the construction of a 13-story, 121-foot tall tower with two ground floor retail spaces fronting on Van Ness Avenue and a 9-story, 87-foot tall tower facing Turk Street. The pedestrian entrance to the building would be on Van Ness Avenue while resident and service parking would enter from Turk Street. The site is in the RC-4 District (Residential-Commercial Combined Districts, High Density) and the Van Ness Special Use District, and is within the 130-V Height and Bulk District. The project would also seek Zoning Administrator modifications and variances related to rear yard, parking and freight loading.

Preliminary Recommendation: Approval with conditions

- 13b. 2001.0535ECVK (M. WOODS: (415) 558-6315)
724-730 VAN NESS AVENUE/ 650-660 TURK STREET - (east side between Turk and Eddy Streets) and 650-660 Turk Street (north side between Van Ness Avenue and Polk Street), Lots 4 and 8 in Assessor's Block 742 - Request for rear yard, parking and freight loading variances. Planning Code Section 134(a)(1) establishes the minimum rear yard depth of 25 percent of the lot depth. Pursuant to Planning Code Section 243(c)(6), rear yards in the Van Ness Special Use

District may be modified or waived by the Zoning Administrator if the conditions listed in that subsection are met. The proposed project would have one building partially in the required rear yard. Planning Code Section 243(c)(8)(I) states that the parking requirement may be reduced from one space per unit to not less than one space for each four dwelling units if the Zoning Administrator determines that the reduced parking requirement is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The proposed project would provide 51 independently accessible off-street parking spaces while Section 243(c)(8)(I) would require 141 independently accessible residential off-street parking spaces. Planning Code Section 152 requires one off-street freight loading space when the gross floor area exceeds 100,001 square feet but less than 200,000 square feet. The proposed project would provide two service vehicle spaces in lieu of one freight loading space.

14. 2000.1058E (R. DEAN: 415-558-5980)
1598 DOLORES STREET (aka REILLY'S FUNERAL HOME) - located at the northwest corner of Dolores and 29th Streets; Assessor's Block 6618; Lots 7, 9, 38. **Appeal of a Preliminary Negative Declaration.** The proposed construction consists of two, four-story residential buildings with a total of 13 units and demolition of an existing two-story mortuary building. The project would provide 13 off-street parking spaces. The proposed project site is 10,500 sq. ft. and is located in the NC-1 (Neighborhood Commercial Cluster) District. The project would require Conditional Use Authorization by the City Planning Commission. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting June 13, 2001.)
15. 2000.1058CE (T. TAM: 415-558-6325)
1598 DOLORES STREET (aka REILLY'S FUNERAL HOME) - northwest corner of Dolores and 29th Streets; Lots 7, 9, and 38 in Assessor's Block 6618 - Request for a Conditional Use authorization pursuant to Planning Code Sections 121.1 and 710.11 for development on lot size greater than 5,000 square feet in an NC-1 (Neighborhood, Commercial, Cluster) District. The proposal also requires a modification to the rear yard requirement as allowed under Planning Code Section 134(e). Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of June 13, 2002)
16. 2002.0408C (J. IONIN: 415-558-6309)
2863 CALIFORNIA STREET - Assessor's Block 1028, Lot 023 - Request for Conditional Use Authorization under Planning Code Section 161(j) for an exemption from the residential parking requirement. The Proposal is to demolish an existing two-story commercial building with approximately 4,450 square feet in total gross floor area and construct a new three-story 40-foot tall building with approximately 8,525 square feet in total gross floor area. There would be approximately 3,500 square feet of ground-floor commercial and four residential units above. Conditional Use Authorization is sought to construct the Project without the required four off-street parking spaces for the residential units. No parking is required for the commercial space. The project lies within a Small-Scale Neighborhood Commercial (NC-2) District and within the 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions (Continued from Regular Meeting of June 13, 2002)
- 17a. 1999.554QD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional

Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.

Preliminary Recommendation: No recommendation. See staff report.

- 17b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET – southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 – Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.

G. DISCRETIONARY REVIEW HEARING

At Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with two (2) minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

18. 2002.0495D (G. CABREROS: 415-558-6169)
2606 and 2610 JACKSON STREET - north side of the street between Scott and Pierce Streets, Lots 021 & 022 in Assessor's Block 0585 - A staff-initiated request for Discretionary Review of Building Permit Application 2001/1224/5878 proposing to merge two single-family residences into one single-family home in an RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk District. The two lots are proposed to be merged under a separate subdivision application.
Preliminary Recommendation: Do not take Discretionary Review and approve merger.
(Continued from Regular Meeting of June 13, 2002)
19. 2000.1170D (M. SNYDER: 415-575-6891)
2637 24th STREET - south side between Potrero Avenue and Utah Street, Lot 25 in Assessor's Block 4264 - Request for Discretionary Review of Building Permit Application No. 2000/03/07/3664 proposing to construct a new building that would contain six new dwelling units, six parking spaces, and a small commercial unit, on a lot that currently contains a single-story commercial building. The property is within the 24th Street - Mission Neighborhood Commercial District, and a 65-A Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of May 16, 2002)

20. 2002.0151DEK (D. SIDER: (415) 558- 6697)
480 POTRERO AVENUE - northwest corner of Mariposa Street, Lot 002C in Assessor's Block 3973 - Mandatory Discretionary Review of Building Permit Application Number 2001.11.27.3854, proposing to (1) change the use of an existing industrial building to a 55 unit residential care facility, (2) construct a vertical addition, and (3) perform interior and exterior alterations in an M-1 (Light Industrial) Zoning District, a 65-B Height and Bulk District, and an Industrial Protection Zone as set forth by Planning Commission Policy expressed in Resolution Number 16202. Mandatory Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any permit proposing to change the use of a property within the Mission District.
Preliminary Recommendation: No Recommendation
(Continued from Regular Meeting of June 13, 2002)
21. 2002.0292D (P. VOLLMANN: (415) 558-6405)
2320 LEAVENWORTH - east side between Lombard and Chestnut Streets, Lot 013G in Assessor's Block 0067 - Staff initiated Discretionary Review of Building Permit Application Number 2002/03/13/1305, for a 3-to-2 dwelling unit merger, in an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
22. 2002.0302D (S.VELLVE: (415) 558-6263)
3800 21st STREET - north side between Noe and Castro Streets, Lot 006A in Assessor's Block 3603 - Request for Discretionary Review for Building Permit Application No. 2002/01/04/6321, proposing to raise the roof of the existing single-family dwelling approximately seven feet, add a small lookout, and add one dwelling unit at the ground floor within an RH-2 (House, Two-Family District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit application as revised
23. 2002.0262D (M. SNYDER: (415) 558-6543)
2000 20th STREET - northwest corner of 20th Street and DeHaro Street, Lot 23 in Assessor's Block 4072 - Staff initiated request for Discretionary Review of Building Permit No. 2002/02/15/9400 proposing to merge the property's two dwelling units into one, in an RM (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
24. 2002.0578D (K. McGEE: (415) 558- 6367)
1740 FOLSOM STREET - (A.K.A. 120 14TH STREET) - east side between Erie and 14th Streets, Lot 002 in Assessor's Block 3530 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified Business Service, the proposed use is Public Use (Sheriff's Office). The property is located in an M-1 (Light Industrial) Zoning District, and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda

items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

5

/02

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, June 27, 2002

1:00 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 24 2002

**SAN FRANCISCO
PUBLIC LIBRARY**

**President: Hector Chinchilla
Vice President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr., Anita Theoharis**

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing on the internet: <http://www.sfgov.org/citywatchonline/>
CityWatch Recorded Schedule: 557-4293

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:00 PM _____

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice-President: William W. Fay
Commissioners: Roslyn Baltimore; Cynthia Joe;
Myrna Lim; Jim Salinas, Sr.; Anita Theoharis

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2002.0223BV (M. SNYDER: 415-575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 11, 2002)
- 1b. 2002.0223BV (M. SNYDER: 415-575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and First Street, Lot 1 in Assessor's Block 3749 - Request for a parking variance for up to eleven parking spaces in association with the proposal to convert the building from light manufacturing / warehouse use to office use, in an M-1 (Light Industrial) District, a 84-X Height and Bulk District, and a Rincon Hill Commercial / Industrial Subdistrict.
(Proposed for Continuance to July 11, 2002)
2. 2002.0089D (M. WOODS: 415-558-6315)
607 BELVEDERE STREET - west side between 17th and Carmel Streets, Lot 2 in Assessor's Block 1291 - Request for Discretionary Review of Building Permit Application No. 2001/1031/2222, proposing to convert a portion of the existing garage and attic into habitable spaces; construct a two-story side addition, three new dormer windows at the attic level, and a three-story deck and stairs at the rear of the single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of May 2, 2002)
(Discretionary Review Application Withdrawn)
3. 2002.0414TZ (P. LORD: 415-558-6311)
FOURTH AND FREELON SPECIAL USE DISTRICT – Board of Supervisor's File No.020549 - Consideration of an ordinance amending the San Francisco Planning Code by adding Section 249.23 to create the Fourth and Freelon Special Use District encompassing the property zoned Service Light Industrial and bounded by Fourth Street, Freelon Street, Zoe Street and Welsh Street and by adding Section 263.16 to create special height and bulk exceptions to the Fourth and Freelon Streets Special Use District, which would allow previously approved but unbuilt live/work units to convert to market-rate residential units and additional market rate units to be constructed with an allowable increase in

height from 50' to 85' and a dwelling unit density governed by the permissible building envelope; provided that (i) the developer shall construct at the developer's sole expense, on land purchased by the developer, off-site affordable housing with square footage equal to 15% of the total residential units to be constructed offset by the cost of land acquisition, (ii) the units shall be affordable to low- and moderate-income households with income not exceeding 60% of San Francisco's median-income and (iii) upon completion, the affordable housing development shall be owned, managed and operated by a nonprofit housing organization.

Board of Supervisor's File No. 020550 - Consideration of an ordinance amending the San Francisco Planning Code Section by amending the Zoning Map of the City and County of San Francisco to change the use classification and the height and bulk designation of the property zoned Service Light Industrial and bounded by Fourth Street, Freelon Street, Zoe Street and Welsh Street.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of May 30, June 6, and 13, 2002.
5. Commission Matters

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 2002.0191D (P. VOLLMANN: 415-558-6405)

292 IVY STREET - at the southeast corner of the intersection at Gough and Grove Streets, Lot 014 in Assessor's Block 0809 - Discretionary review request of Building Permit Application number 2001/12/28/6038, to legalize a seven stall parking garage on Ivy Street, in the Hayes Gough NCD, and a 50-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve parking with requirement to build dwelling units.

NOTE: On May 16, 2002, following public testimony the Commission closed the public hearing and entertained two motions: 1) Take Discretionary Review and approve parking with requirement to build dwelling units. The motion failed to carry by a vote +2 -4. Commissioners Lim, Fay, Baltimore, and Chinchilla voted no. Commissioner Theocharis was absent. 2) Take Discretionary Review and disapprove the excess parking element of the project. The motion failed to carry by a vote +3 -3. Commissioners Salinas, Joe, and Baltimore voted no. Commissioner Theocharis was absent. At the call of the Chair, this matter was continued

to June 13, 2002, to allow the absent commissioner to participate in the final action.

NOTE: On June 13, 2002, the Commission continued this matter to June 27, 2002.

- 9a. 2001.1126CV (D. SIROIS: 415-558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.

- 9b. 2001.1125CV (D. SIROIS: 415-558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District

NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.

10. 2002.0042CE (T. TAM: 415-558-6325)
3632 LAWTON STREET - north side of Lawton Street, between 42nd and 43rd Avenues; Lot 3 n Assessor's Block 1888 - Request for a Conditional Use authorization pursuant to Planning Code Sections 710.11, 710.21, 710.39 and 710.81 for (1) development of a lot size greater than 4,999 square feet, (2) creation of a single commercial space for a non-residential use greater than 3,000 gross square feet, (3) demolition of residential use on the second floor, and (4) establishment of an institutional use (large) on the second floor in the NC-1 District and 40-X Height and Bulk District. The proposal is to demolish two existing two-story apartment buildings, with a total of 12 dwelling units, and construct a new church (Sunset Chinese Baptist Church), approximately 20,000 square feet in size and 40 feet in height.

Preliminary Recommendation: Disapproval

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +5-0. Commissioners Fay and Salinas were absent. The Commission continued this item to June 27, 2002 for final action.

F. REGULAR CALENDAR

11. 2002.0396C (G. CABREROS: 415-558-6169)
2200 HAYES STREET (A.K.A. 450 STANYAN STREET) - north side of Hayes Street between Stanyan and Shrader Streets, Lots 038 and 039 in Assessor's Block 1191 - Request for Conditional Use to authorization under Section 304 of the Planning Code to amend an existing Planned Unit Development in order to revise the master signage program for an institutional use (St. Mary's Medical Center). The project site spans an RH-3 (Residential, House, Three-Family) District and an RM-2 (Residential Mixed, Moderate-Density) District and three (80-D, 80-E, and 130-E) Height and Bulk Districts.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 20, 2002)
12. 2001.1181C (M. SMITH: 415-558-6322)
4627-4645 MISSION STREET - east side of the street between Brazil and Persia Avenue, Lot 006 in Assessor's Block 6083- Request by Circular Interactive for Conditional Use Authorization pursuant to Planning Code Section 712.83 to install one whip antenna on the rooftop and one associated equipment cabinet within the ground floor storage room of a commercial building located in a NC-3 (Moderate-Scale, Neighborhood Commercial) District and a 65-A Height and Bulk District. The subject property is a Location Preference 2 site according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation: Approval with conditions
13. 2002.0420T (P. LORD: 415-558-6311)
PLANNING CODE AMENDMENT FOR SECTIONS 132 AND 136 - Consideration of an ordinance amending Sections 132 and 136 of the Planning Code to require twenty percent setback areas remain unpaved and devoted to plant material and to prohibit parking within required setbacks.
Preliminary Recommendation: Approval
- 14a. 2002.0050BD (M. SNYDER: 415-575-6891)
3251-3271 18TH STREET - southwest corner of 18th Street and Shotwell Street, Lot 18 in Assessor's Block 3591 - Request for Planning Commission authorization under Planning Code Sections 320-325 to establish up to 49,999 gross square feet of office use in an M-1 (Light Industrial) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated under Planning Commission Resolution No. 16202) and within the Mission Interim Zoning District.
Preliminary Recommendation: Approval with conditions
- 14b. 2002.0050BD (M. SNYDER: 415-575-6891)
3251-3271 - 18TH STREET - southwest corner of 18th Street and Shotwell Street, Lot 18 in Assessor's Block 3591 - Mandatory Discretionary Review of a proposal to construct a new building that would contain up to 49,999 gross square feet of office / community service use, approximately 4,700 square feet of ground floor retail / medical clinic use, and approximately 83 parking spaces. Mandatory Discretionary Review is required under both the Mission District Interim Controls (Board of Supervisor's Resolution 518-01) for the change of use from a vacant lot to a mixed-use building, and under Planning Commission Resolution 16202 for the development of office space in an Industrial Protection Zone. The project site is within an M-1 (Light Industrial) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).

15. 2000.0005EZKCR (L. GIBSON: 415-558-5993)
LAGUNA HONDA HOSPITAL REPLACEMENT – Certification of the Final Environmental Impact Report (EIR) prepared for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center and additional site improvements. The project includes: 1) demolition of all existing hospital facilities except the front wings of the Main Hospital Building; 2) construction of four new hospital buildings; 3) construction of an assisted living facility; and 4) expansion of existing outpatient programs and services. The new buildings plus the retained building area would total about 987,000 gross square feet (gsf) and would accommodate 1,200 hospital beds, plus 140 assisted living beds. The new hospital buildings would range from 4 to 7 stories tall, with heights up to about 86.5 feet. A total of 655 off-street parking spaces would be provided, an increase of 52 spaces above existing capacity. Off-street loading facilities would be consolidated into 11 loading spaces, about half the existing supply. The project site, which encompasses most of Assessor's Block 2842, Lot 7, is zoned P (Public Use) and is within two height and bulk districts: 80-D and OS (Open Space). The project requires a Zoning Map amendment and conditional use authorization. The 62-acre hospital campus, which is owned by the City and County of San Francisco, has been determined to be eligible for the National Register of Historic Places (NRHP) as an historic district and contains two buildings that appear eligible for NRHP listing as individually significant.
Preliminary Recommendation: Certify EIR
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 16, 2002. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Consideration of Findings and Final Action – Public Hearing Closed portion of the Commission calendar.
- 16a. 2000.0005KEZKCR (R. CRAWFORD: 415-558-6358)
LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT - 375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 - Request for an Amendment to the Zoning Map to change the height district for the developable areas of the property from 80 feet to 90 feet and to adjust the boundary between the developable areas and Open Space areas of the property to provide for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.
Preliminary Recommendation: Approval
- 16b. 2000.005EZKCR (S. VELLVE: 415-558-6263)
LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT - 375 LAGUNA HONDA BOULEVARD – SHADOW STUDY - Assessor's Block 2842 Lot 007- Request for a determination of the significance of the shadow impact on Midtown Terrace Park from the construction of a proposed 7 story, 87-foot-high building containing the expansion of the Laguna Honda Hospital.
Preliminary Recommendation: Determination of no significant shadow impact.
- 16c. 2000.0005EZKCR (R. CRAWFORD: 415-558-6358)
LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT - 375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 - Request for Conditional Use Approval under Planning Code Section 271.(a) for an exemption from the bulk requirement and under Section 157 for parking exceeding accessory

amounts for the demolition and replacement of some of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.

Preliminary Recommendation: Approval with Conditions.

- 16d. 2000.0005EZKZCR (R. CRAWFORD: 415-558-6358)
LAGUNA HONDA HOSPITAL REPLACEMENT PROJECT - 375 LAGUNA HONDA BOULEVARD - Assessor's Block 2842 Lot 007 - Request for General Plan Referral for the demolition and replacement of the existing facilities at the Laguna Honda Hospital and Rehabilitation Center. This Project is located within a P, Public Use, District and within the 80-D and OS (Open Space) Height and Bulk Districts.

Preliminary Recommendation: Approval

- 17a. 2001.0378CV (M. LI: 415-558-6396)
131 AND 145 TAYLOR STREET - west side between Eddy and Turk Streets, Lots 002 and 018 in Assessor's Block 0339 - Request for conditional use authorization to construct a building exceeding a height of 40 feet and the bulk controls above a height of 80 feet and to reduce the off-street parking requirement for a 67-unit residential building within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T / 80-120-T Height and Bulk District.

Preliminary Recommendation: Approval with conditions

- 17b. 2001.0378CV (M. LI: 415-558-6396)
131 and 145 TAYLOR STREET - west side between Eddy and Turk Streets; Lots 002 and 018 in Assessor's Block 0339 - Rear yard modification sought. The proposal is the construction of a nine-story, 86-foot-high building containing up to 67 dwelling units and approximately 1,000 square feet of ground-floor commercial space within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District, and an 80-T / 80-120-T Height and Bulk District. The project will not provide a rear yard as required by Section 134 of the Planning Code, but it will provide a 2,800-square-foot landscaped central courtyard. Additional usable open space will be provided on the roof.

18. 2000.1311ECD (A. AGUILAR: 415-558-5973)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - Assessor's Block 3639, Lot 4 - **Appeal of a Preliminary Mitigated Negative Declaration**. The project site is located at 2690 Harrison Street on Assessor's Block 3639, Lot 4, in the Mission District. The approximately 18,375-square-foot site is on the northwestern corner of Harrison Street and 23rd Street, in the block bordered by Treat Avenue, 22nd Street, Harrison Street, and 23rd Street. The proposed project would involve the demolition of an approximately 21,126-gross-square-foot (gsf) one-story plus mezzanine light industrial and office building and construction of a four-story building consisting of 54 residential units with 60 off-street parking spaces. The total floor area of the new building would be about 59,184 gsf. The proposed building would be about 40 feet in height, about 11 feet taller than the existing building. The project site has frontage on Harrison Street and 23rd Street, where pedestrian access to the project would be provided; vehicular access would be from 23rd Street. The site is within a C-M (Heavy Commercial) zoning district and 40-X height and bulk district.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

- 19a. 2000.1311ECD (D. SIDER: 415-558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.
- 19b. 2000.1311ECD (D. SIDER: 415-558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.

G. DISCRETIONARY REVIEW HEARING

At Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

20. 2002.0151DEK (D. SIDER: 415-558- 6697)
480 POTRERO AVENUE - northwest corner of Mariposa Street, Lot 002C in Assessor's Block 3973 - Mandatory Discretionary Review of Building Permit Application Number 2001.11.27.3854, proposing to (1) change the use of an existing industrial building to a 55 unit residential care facility, (2) construct a vertical addition, and (3) perform interior and exterior alterations in an M-1 (Light Industrial) Zoning District, a 65-B Height and Bulk District, and an Industrial Protection Zone as set forth by Planning Commission Policy expressed in Resolution Number 16202. Mandatory Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any permit proposing to change the use of a property within the Mission District.
Preliminary Recommendation: No Recommendation
(Continued from Regular Meeting of June 13, 2002)
21. 2002.0527D (T. WANG: 415-558-6335)
4023 26TH STREET - south side between Noe and Sanchez Streets; Lot 036 in Assessor's Block 6564 - Staff-initiated Discretionary Review of Demolition

Building Permit Application No. 2001/06/26/2367 to demolish the existing single-family dwelling and replace it with a two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Building Permit Application as submitted.

22. 2002.0573DD (V. RYAN: 415-575-6812)
530-47TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 043 in Assessor's Block 1498 - Requests for Discretionary Review of Building Permit Application No. 2002/0219/9488S, proposing a third floor addition at the rear of the existing two-story single-family house in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
23. 2002.0452D (T. TAM: 415-558-6325)
75 MIRALOMA DRIVE - south side, between Juanita Way and Bengal Alley; Lot 34 in Assessor's Block 2973 - Discretionary Review request for Building Permit No. 2000/02/23/2627 to construct a new three-story-over-garage, single-family dwelling, approximately 4,958 square feet in size (including garage) and 40 feet in height, on a presently vacant parcel. The subject property is currently located in an RH-1-D (Residential, House, One-Family, Detached) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, July 4, 2002*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, July 4, 2002** has been canceled. The next Regular Meeting of the Planning Commission will be held on **Thursday, July 11, 2002**.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR CHINCHILLA
VICE-PRESIDENT	WILLIAM W. FAY
COMMISSIONER	ROSLYN BALTIMORE
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	MYRNA LIM
COMMISSIONER	JIM SALINAS, Sr.
COMMISSIONER	ANITA THEOHARIS
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

JUL 12 2002

SAN FRANCISCO
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CORRECTED
NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 11, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE
SAN FRANCISCO PLANNING COMMISSION FOR JULY 11, 2002 IS
CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. AS A RESULT, THE APPOINTMENTS TO THE COMMISSION (FOUR MADE BY THE MAYOR AND THREE NOW MADE BY THE PRESIDENT OF THE BOARD OF SUPERVISORS) MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS WHICH HAS NOT YET OCCURRED. UNTIL THAT PROCESS IS COMPLETE AND THE APPOINTEES HAVE BEEN SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

- 1a. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.
(Continued to July 18, 2002)
- 1b. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction

of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.

(Continued to July 18, 2002)

2. 2002.0155C (K. MCGEE: (415) 558.6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (House - 1 Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.
Preliminary Recommendation: Approval with conditions
(Continued to July 18, 2002)
3. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) to approximately 3,759 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet) to add a banquet room and meeting facility for up to 50 people, in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued to July 18, 2002)
4. 2002.0325C (D. JONES: (415) 558.6477)
1111 JUNIPERO SIERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.
(Continued to July 18, 2002)
5. 2002.0124CVR (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a

public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant to Section 151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

(Continued to July 18, 2002)

6. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 Residential Mixed High Density District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
(Continued to July 18, 2002)
- 7a. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of June 20, 2002)
(Continued to July 18, 2002)
- 7b. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of June 20, 2002)
(Continued to July 18, 2002)
- 7c. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project

involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.

(Continued from Regular Meeting of June 20, 2002)

(Continued to July 18, 2002)

8. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: Take Discretionary Review and Disapprove Project.
(Continued from Regular Meeting of June 6, 2002)
(Continued to July 18, 2002)
9. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 - 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued to July 18, 2002)
10. 2002.0469D (S. VELLVE: (415) 558-6263)
4118 LAWTON STREET - north side between 47th and 48th Avenues, Lot 020 in Assessor's Block 1893 - Staff-initiated Discretionary Review of Demolition Permit Application No. 2001.11.09.2901 to demolish the existing single-family dwelling RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. A new single-family structure has been proposed and will replace the structure to be demolished.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued to July 18, 2002)
11. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of May 30, 2002)
(Continued to July 18, 2002)

12. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Take Discretionary Review and modify design.
(Continued to July 18, 2002)
13. 2002.0043D (B. FU: (415) 558-6613)
16 MOCTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued to July 18, 2002)

2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 27, 2002)
(Continued to July 18, 2002)

JUL 3 2002

NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 11, 2002

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE
SAN FRANCISCO PLANNING COMMISSION FOR JULY 11, 2002 IS
CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. AS A RESULT, THE APPOINTMENTS TO THE COMMISSION (FOUR MADE BY THE MAYOR AND THREE NOW MADE BY THE PRESIDENT OF THE BOARD OF SUPERVISORS) MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS WHICH HAS NOT YET OCCURRED. UNTIL THAT PROCESS IS COMPLETE AND THE APPOINTEES HAVE BEEN SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

- 1a. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.

(Continued to July 18, 2002)

- 1b. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.

(Continued to July 18, 2002)

2. 2002.0155C (K. MCGEE: (415) 558.6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (House - 1 Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.
Preliminary Recommendation: Approval with conditions
(Continued to July 18, 2002)
3. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) to approximately 3,759 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet) to add a banquet room and meeting facility for up to 50 people, in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued to July 18, 2002)
4. 2002.0325C (D. JONES: (415) 558.6477)
1111 JUNIPERO SIERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.
(Continued to July 18, 2002)
5. 2002.0124CVR (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant to Section

151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

(Continued to July 18, 2002)

6. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 Residential Mixed High Density District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
(Continued to July 18, 2002)
- 7a. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of June 20, 2002)
(Continued to July 18, 2002)
- 7b. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of June 20, 2002)
(Continued to July 18, 2002)
- 7c. 2001.0788CVD (D. SIDER: 415-558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot.

The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.

(Continued from Regular Meeting of June 20, 2002)

(Continued to July 18, 2002)

8. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: Take Discretionary Review and Disapprove Project.
(Continued from Regular Meeting of June 6, 2002)
(Continued to July 18, 2002)
9. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 - 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued to July 18, 2002)
10. 2002.0469D (S. VELLVE: (415) 558-6263)
4118 LAWTON STREET - north side between 47th and 48th Avenues, Lot 020 in Assessor's Block 1893 - Staff-initiated Discretionary Review of Demolition Permit Application No. 2001.11.09.2901 to demolish the existing single-family dwelling RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. A new single-family structure has been proposed and will replace the structure to be demolished.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued to July 18, 2002)
11. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of May 30, 2002)
(Continued to July 18, 2002)
12. 2001.0551D (B. FU: (415) 558-6613)

1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, Two-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Take Discretionary Review and modify design.

(Continued to July 18, 2002)

13. 2002.0043D (B. FU: (415) 558-6613)
16 MOCTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued to July 18, 2002)

Date: Fri, 12 Jul 2002 12:40:11 -0700

From: Patricia Gerber@ci.sf.ca.us

Subject: 7/11/02 CORRECTED CPC CALENDAR (2ND REVISION)

To: vacation.StoM@ci.sf.ca.us, vacation.BoyJ@ci.sf.ca.us,
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2nd
CORRECTED

NOTICE OF CANCELLATION

OF THE

SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

THURSDAY

July 11, 2002

DOCUMENTS DEPT.

JUL 15 2002

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PUBLIC LIBRARY

Notice is hereby given that the regular meeting of the San Francisco Planning Commission for July 11, 2002 is canceled.

EFFECTIVE JULY 1, 2002: With the passage of Proposition D in March 2002, the Charter of the City and County of San Francisco was amended to affect the appointments and terms of the Planning Commission. As a result, the appointments to the Commission (four made by the Mayor and three now made by the President of the Board of Supervisors) must be confirmed by the full Board of Supervisors which has not yet occurred. Until that process is complete and the appointees have been sworn in by the Mayor, The City and County of San Francisco does not have the required Planning Commission to hear and act on land use matters. Therefore, the items listed below are continued as indicated:

1a. 1999.554CD (J. PURVIS: 415-558-6354)

601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.

Preliminary Recommendation: No recommendation. See staff report.

Note: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.

(Continued to July 18, 2002)

1b. 1999.554CD (J. PURVIS: 415-558-6354)

601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.

Preliminary Recommendation: No recommendation. See staff report.

Note: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a vote +2 -3. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, project continued to July 11, 2002.

(Continued to July 18, 2002)

2. 2002.0155C

McGee: (415) 558.6367)

(K.

1221 Oakdale Avenue - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (House - 1 Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.

Preliminary Recommendation: Approval with conditions

(Continued to July 18, 2002)

3. 2002.0221C
(415) 558-6344)

(J. Miller:

372-98 Hayes Street - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) to approximately 3,759 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet) to add a banquet room and meeting facility for up to 50 people, in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.

Preliminary Recommendation: Approval

(Continued to July 18, 2002)

4. 2002.0325C
Jones: (415) 558.6477)

(D.

1111 Junipero Sierra Boulevard - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).

Preliminary Recommendation: Approval with conditions.

(Continued to July 18, 2002)

5. 2002.0124CVR
(D. Sirois: (415) 558-6313)

2815 Diamond Street - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant to Section 151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

(Continued to July 18, 2002)

6. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 California Street - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 Residential Mixed High Density District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS)

Facilities Siting Guidelines.

Preliminary Recommendation: Approval with conditions

(Continued to July 18, 2002)

7a. 2001.0788CVD

(D. SIDER: 415-558-6697)

1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of June 20, 2002)

(Continued to July 18, 2002)

7b. 2001.0788CVD

(D. SIDER: 415-558-6697)

1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of June 20, 2002)

(Continued to July 18, 2002)

7c. 2001.0788CVD

(D. SIDER: 415-558-6697)

1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.

(Continued from Regular Meeting of June 20, 2002)

(Continued to July 18, 2002)

8. 2001.0661D (M. SNYDER: (415) 575-6891)

1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).

Preliminary Recommendation: Take Discretionary Review and Disapprove Project.

(Continued from Regular Meeting of June 6, 2002)

(Continued to July 18, 2002)

9. 2002.0174D

(S. Vellve: (415) 558-6263)

1515 - 18th AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a

RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.

(Continued to July 18, 2002)

10. 2002.0469D
558-6263)

(S. VELLVE: (415)

4118 LAWTON STREET - north side between 47th and 48th Avenues, Lot 020 in Assessor's Block 1893 - Staff-initiated Discretionary Review of Demolition Permit Application No. 2001.11.09.2901 to demolish the existing single-family dwelling RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. A new single-family structure has been proposed and will replace the structure to be demolished.

Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.

(Continued to July 18, 2002)

11. 2002.0525D

(G. CABREROS: (415) 558-6169)

61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove.

(Continued from Regular Meeting of May 30, 2002)

(Continued to July 18, 2002)

12. 2001.0551D

(B. FU: (415)

558-6613)

1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, Two-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Take Discretionary Review and modify design.

(Continued to July 18, 2002)

13. 2002.0043D

(B. FU: (415) 558-6613)

16 MOCTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.

Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.

(Continued to July 18, 2002)

2002.0223BV

(M. SNYDER:

(415) 575-6891) 501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 27, 2002)

(Continued to July 18, 2002)

2002.0223BV

(M.

SNYDER: (415) 575-6891)

501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an additional 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 27, 2002)



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102

Cancelled
102

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT.

&

JUL 15 2002

Calendar

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chambers - Room 400

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 18, 2002

1:30 PM

Regular Meeting

President:
Vice President:
Commissioners:

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President:
Commission Vice-President:
Commissioners:

A. ELECTION OF OFFICERS**B. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0468D (S. VELLVE: (415) 558-6263)
407 EUREKA STREET - east side between 21st and 22nd Streets, Lot 036 in Assessor's Block 2768 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2002/01/17/7235, proposing to demolish an existing single-family dwelling in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The demolished structure will be replaced with a new two-family dwelling that is compatible with the prevailing building size and neighborhood character.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.
(Proposed for Continuance to July 25, 2002)
2. 2002.0325C (D. JONES: (415) 558.6477)
1111 JUNIPERO SIERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 11, 2002)
(Proposed for Continuance to July 25, 2002)
3. 2002.0124CVR (L. KIENKER: (415) 558-5970)
2815 DIAMOND STREET (AKA GLEN PARK MARKETPLACE) - **Appeal of a Preliminary Negative Declaration.** The project is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 9,200 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 19,000 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces. An existing sewer line beneath Lot 29 would be redirected or removed and its easement vacated as part of the project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional

use authorizations for use and lot size and variances to modify parking, rear yard, and open space requirements

Preliminary Recommendation: Deny Appeal and Uphold the Preliminary Negative Declaration

(Proposed for Continuance to August 1, 2002)

- 4a. 2002.0124ECVR (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge six lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 711.11; to allow Other Retail Sales and Services use (Bi-Rite, grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public branch library and to allow a Public Use to occupy space in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The proposal is to construct a new mixed-use building on an approximately 16,000 square foot lot. The building would include an approximately 7,037 gross square foot (gsf) of Other Retail Sales and Services use (Bi-Rite grocery/liquor store) with two off-street loading spaces, an approximately 9,200 gsf public library, and 15 apartments with 15 off-street parking spaces. The residential component of the building would be approximately 40-feet tall, and the library/retail component would be approximately 30-feet tall. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to August 1, 2002)

- 4b. 2002.0124ECRV (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request by the San Francisco Public Library for a General Plan Referral pursuant to Section 4.105 of the City/County Charter to purchase a condominium in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Finding in conformity with the General Plan
(Proposed for Continuance to August 1, 2002)

- 4c. 2002.0124ECRV (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for a parking variance (14 spaces) pursuant to Section 151 to allow the construction of a grocery/liquor store and public library without the required parking; a rear yard variance pursuant to Section 134 to allow a reduction in the rear yard requirements; an open space variance pursuant to Section 135 to allow a reduction in required open space; and an exposure variance pursuant to Section 140 to allow construction of six dwelling units without the required exposure in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District. east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant

to Section 151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 11, 2002)

(Proposed for Continuance to August 1, 2002)

5. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).

Preliminary Recommendation: No recommendation

(Continued from Regular Meeting of July 11, 2002)

(Proposed for Continuance to August 8, 2002)

6. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 (Residential Mixed High Density) District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 11, 2002)

(Proposed for Continuance to August 15, 2002)

7. 2001.0533E (J. NAVARRETE: (415) 558-5975)
WATERFRONT MUSIC PAVILION - Appeal of Preliminary Mitigated Negative Declaration. The approximately 54,312-square-foot site is on the west side of The Embarcadero, in the block between Mission Street and Market Street, across from the Ferry Building. The site is currently used as a passive open space park. The proposed project is the location of an historic 1915 organ onto a landscaped site and the construction of a building to house the musical instrument and associated uses (additional information on the proposed project can be found at www.sfpavilion.org). The building would be about 80 feet wide, 50 feet deep and up to 60 feet in height on the Mission Street side. The remainder of the site would be improved with additional landscaping and remain as a park. The site would be used for free outdoor organ concerts as well as other performing arts programs year round, mostly on weekends and at lunchtime hours on weekdays. The site is within a P (Public) zoning district and Open Space (OS) height and bulk district.

(Proposed for Continuance to August 22, 2002)

8. 2002.0443T (P. LORD: (415) 558-6311)
REQUIRING SQUARE FOOTAGE COMPARABILITY OF OFF-SITE HOUSING UNITS PRODUCED IN THE INCLUSIONARY AFFORDABLE HOUSING

PROGRAM - Consideration of an ordinance amending Planning Code Section 315.5 to provide that off-site units produced to meet the City's Affordable Housing Program shall be of a similar square footage to the units produced in the principal project.

Preliminary Recommendation: (None at this time)

(Proposed for Continuance to September 5, 2002)

9. 2002.0496D (S. VELLVE: (415) 558-6263)
4118 LAWTON STREET - north side between 47th and 48th Avenues, Lot 020 in Assessor's Block 1893 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2001/11/20/3591, proposing to demolish an existing single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The demolished structure will be replaced with a new single-family dwelling that is compatible with the prevailing building size and neighborhood character.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.
(Proposed for continuance to September 19, 2002)

C. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Matters

D. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

- E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**
At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

- 13a. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of July 11, 2002)

- 13b. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
(Continued from Regular Meeting of July 11, 2002)
- 14a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.
NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.
- 14b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.
NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted

no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

G. REGULAR CALENDAR

- 15a. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
- 15b. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an additional 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 27, 2002)
- 16a. 2002.0613IC (K. SIMONSON: 415-558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 16b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization
- 16b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject

property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 16a, above), this item will be continued.*

Preliminary Recommendation: Approval with conditions

17. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
18. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 01 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District. The site is a Preference 1 Location, defined as a publicly used structure. The project is also subject to a General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code.
Preliminary Recommendation: Approval with conditions
19. 2002.0592C (K. McGEE: (415) 558-6367)
45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.
Preliminary Recommendation: Approval with conditions
20. 2002.0155C (K. MCGEE: (415) 558.6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (Residential House - One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)

21. 2002.0476T (P. LORD: (415) 558-6311)
PAYMENT, TRANSIT IMPACT, HOUSING, CHILDCARE, PARK AND INCLUSIONARY HOUSING FEES - Consideration of an ordinance (1) amending the Planning Code by amending Sections 139, 313.1, 313.4, 313.5, 313.6, 313.7, 313.8, 313.9, 313.10, 314.1, 314.4, 315.3, and 314.6 to (a) transfer collection authority for in lieu fees collected for the Park Fund, the Jobs-Housing Linkage Program, Child Care Requirement and the Inclusionary Affordable Housing Program from the Controller to the Treasurer, require payment of the fees prior to issuance of the initial building site permit for the project, and conform collection procedures for these fees, and (b) to amend the definition of "office use" to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions to showroom display space to offices are subject to the development impact mitigation requirements of Planning Code Sections 139, 313, and 314; and (2) amending the Administrative Code by amending Sections 38.1, 38.3, 38.4, 38.5, 38.8, 38.8.5, 38.10 and 38.11, and adding a new Section 38.10-1 to (a) require payment of the Transit Impact Development Fee prior to issuance of the initial building or site permit for the project, conform collection procedures for the fee and transfer collection authority for the fee from the General Manager of the Public Utilities Commission to the Treasurer and (b) amend the definition of office use in Section 38.1 to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions of showroom display space to offices are subject to the Transit Impact Development Fee.
Preliminary Recommendation: Portion a: Approval; Portion b: Disapproval
- 22a. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of July 11, 2002)
- 22b. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.
(Continued from Regular Meeting of July 11, 2002)
- 22c. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and

area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of July 11, 2002)

H. DISCRETIONARY REVIEW HEARING

At Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

23. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 – 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued from Regular Meeting of July 11, 2002)
24. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of July 11, 2002)
25. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Take Discretionary Review and modify design.
(Continued from Regular Meeting of July 11, 2002)
26. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor

to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001. Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.

(Continued from Regular Meeting of July 11, 2002)

27. 2002.0706D (R. CRAWFORD: (415) 558-6358)
950 CORBETT AVENUE - west side between Hopkins Avenue and Market Street. Assessor's Block 2799 Lot 013 - Request for Discretionary Review of Demolition Permit Application No. 2002 0110 6628 and Building Permit Application No. 2002 0110 6632, to demolish the existing two story one family dwelling and construct a new 5 story structure containing 3 dwelling units and 4 parking spaces, in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
28. 2002.0689D (R. CRAWFORD: (415) 558-6358)
2270 9TH AVENUE - south side between 12th Avenue and Mesa Street. Assessor's Block 2861 Lot 025 - Request for Discretionary Review of Building Permit Application No. 2002/0311/1023, to construct rear extensions of the second and third stories, in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
29. 2002.0702DDD (R. CRAWFORD: (415) 558-6358)
185-189 BROAD STREET - south side between Capitol and Plymouth Streets. Assessor's Block 7113 Lot 023 - Request for Discretionary Review of Demolition Permit Application No. 2001 1020 1299 and Building Permit Application Nos. 2001 1020 1300 and 2001 1020 1301, to divide the subject property, demolish the existing house and construct two new two family residential buildings on the two new lots, in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify Project

I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

PLEASE CALL IN ADVANCE TO CONFIRM HEARING DATE

JUL 19 2002

SAN FRANCISCO
PUBLIC LIBRARY

**NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 18, 2002**

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE
SAN FRANCISCO PLANNING COMMISSION FOR JULY 18, 2002 IS
CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. 2002.0468D (S. VELLVE: (415) 558-6263)
407 EUREKA STREET - east side between 21st and 22nd Streets, Lot 036 in Assessor's Block 2768 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2002/01/17/7235, proposing to demolish an existing single-family dwelling in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The demolished structure will be replaced with a new two-family dwelling that is compatible with the prevailing building size and neighborhood character.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.
(Continued to July 25, 2002)
2. 2002.0325C (D. JONES: (415) 558.6477)
1111 JUNIPERO SIERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS)

Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of July 11, 2002)

(Continued to July 25, 2002)

3. 2002.0124ECVR (L. KIENKER: (415) 558-5970)
2815 DIAMOND STREET (AKA GLEN PARK MARKETPLACE) - Appeal of a Preliminary Negative Declaration. The project is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 9,200 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 19,000 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces. An existing sewer line beneath Lot 29 would be redirected or removed and its easement vacated as part of the project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional use authorizations for use and lot size and variances to modify parking, rear yard, and open space requirements
Preliminary Recommendation: Deny Appeal and Uphold the Preliminary Negative Declaration
(Continued to August 1, 2002)
- 4a. 2002.0124ECVR (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge six lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 711.11; to allow Other Retail Sales and Services use (Bi-Rite, grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public branch library and to allow a Public Use to occupy space in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The proposal is to construct a new mixed-use building on an approximately 16,000 square foot lot. The building would include an approximately 7,037 gross square foot (gsf) of Other Retail Sales and Services use (Bi-Rite grocery/liquor store) with two off-street loading spaces, an approximately 9,200 gsf public library, and 15 apartments with 15 off-street parking spaces. The residential component of the building would be approximately 40-feet tall, and the library/retail component would be approximately 30-feet tall. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued to August 1, 2002)
- 4b. 2002.0124ECRV (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request by the San Francisco Public Library for a General Plan Referral pursuant to Section 4.105 of the City/County Charter to purchase a condominium in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Finding in conformity with the General Plan
(Continued to August 1, 2002)

- 4c. 2002.0124ECRV (D. SIROIS: (415) 558-6313)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for a parking variance (14 spaces) pursuant to Section 151 to allow the construction of a grocery/liquor store and public library without the required parking; a rear yard variance pursuant to Section 134 to allow a reduction in the rear yard requirements; an open space variance pursuant to Section 135 to allow a reduction in required open space; and an exposure variance pursuant to Section 140 to allow construction of six dwelling units without the required exposure in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District. east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant to Section 151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 1, 2002)
5. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: No recommendation
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)
6. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 (Residential Mixed High Density) District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 15, 2002)

7. 2001.0533E (J. NAVARRETE: (415) 558-5975)
WATERFRONT MUSIC PAVILION - Appeal of Preliminary Mitigated Negative Declaration. The approximately 54,312-square-foot site is on the west side of The Embarcadero, in the block between Mission Street and Market Street, across from the Ferry Building. The site is currently used as a passive open space park. The proposed project is the location of an historic 1915 organ onto a landscaped site and the construction of a building to house the musical instrument and associated uses (additional information on the proposed project can be found at www.sfpavilion.org). The building would be about 80 feet wide, 50 feet deep and up to 60 feet in height on the Mission Street side. The remainder of the site would be improved with additional landscaping and remain as a park. The site would be used for free outdoor organ concerts as well as other performing arts programs year-round, mostly on weekends and at lunchtime hours on weekdays. The site is within a P (Public) zoning district and Open Space (OS) height and bulk district.
 (Continued to August 22, 2002)
8. 2002.0443T (P. LORD: (415) 558-6311)
REQUIRING SQUARE FOOTAGE COMPARABILITY OF OFF-SITE HOUSING UNITS PRODUCED IN THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Consideration of an ordinance amending Planning Code Section 315.5 to provide that off-site units produced to meet the City's Affordable Housing Program shall be of a similar square footage to the units produced in the principal project.
 Preliminary Recommendation: (None at this time)
 (Continued to September 12, 2002)
9. 2002.0496D (S. VELLVE: (415) 558-6263)
4118 LAWTON STREET - north side between 47th and 48th Avenues, Lot 020 in Assessor's Block 1893 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2001/11/20/3591, proposing to demolish an existing single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The demolished structure will be replaced with a new single-family dwelling that is compatible with the prevailing building size and neighborhood character.
 Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.
 (Continued to September 19, 2002)
- 13a. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
 Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of July 11, 2002)
(Continued to August 1, 2002)

- 13b. 1999.554CD (J. PURVIS: 415-558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of July 11, 2002)
(Continued to August 1, 2002)

- 14a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District. Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued to August 1, 2002)

- 14b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District. Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To

take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued to August 1, 2002)

- 15a. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749- Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)
- 15b. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an additional 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 27, 2002)
(Continued to August 8, 2002)
- 16a. 2002.0613C (K. SIMONSON: 415-558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 16b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization
(Continued to August 1, 2002)
- 16b. 2002.0613C (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-

guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 16a, above), this item will be continued.*

Preliminary Recommendation: Approval with conditions

(Continued to August 1, 2002)

17. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 1, 2002)

18. 2002.0441CR K. McGEE: (415) 558-6367
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 01 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District. The site is a Preference 1 Location, defined as a publicly used structure. The project is also subject to a General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code.
Preliminary Recommendation: Approval with conditions
(Continued to August 8, 2002)

19. 2002.0592C K. McGEE: (415) 558-6367
45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.
Preliminary Recommendation: Approval with conditions
(Continued to August 1, 2002)

20. 2002.0155C K. MCGEE: (415) 558.6367
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (Residential House - One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section

209.4(j).The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)

21. 2002.0476T (P. LORD: (415) 558-6311)
PAYMENT, TRANSIT IMPACT, HOUSING, CHILDCARE, PARK AND INCLUSIONARY HOUSING FEES - Consideration of an ordinance (1) amending the Planning Code by amending Sections 139, 313.1, 313.4, 313.5, 313.6, 313.7, 313.8, 313.9, 313.10, ~~314.1, 314.4,~~ 315.3, and 314.6 to (a) transfer collection authority for in lieu fees collected for the Park Fund, the Jobs-Housing Linkage Program, Child Care Requirement and the Inclusionary Affordable Housing Program from the Controller to the Treasurer, require payment of the fees prior to issuance of the initial building site permit for the project, and conform collection procedures for these fees, and (b) to amend the definition of "office use" to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions to showroom display space to offices are subject to the development impact mitigation requirements of Planning Code Sections 139, 313, and 314; and (2) amending the Administrative Code by amending Sections 38.1, 38.3, 38.4, 38.5, 38.8, 38.8.5, 38.10 and 38.11, and adding a new Section 38.10-1 to (a) require payment of the Transit Impact Development Fee prior to issuance of the initial building or site permit for the project, conform collection procedures for the fee and transfer collection authority for the fee from the General Manager of the Public Utilities Commission to the Treasurer and (b) amend the definition of office use in Section 38.1 to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions of showroom display space to offices are subject to the Transit Impact Development Fee.
Preliminary Recommendation: Portion a: Approval; Portion b: Disapproval
(Continued to August 15, 2002)

- 22a. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)

- 22b. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot.

The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take D.R. and approve the project as proposed.

(Continued from Regular Meeting of July 11, 2002)

(Continued to August 8, 2002)

- 22c. 2001.0788CYD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET, east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336: Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)
23. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 – 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 15, 2002)
24. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066. Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 15, 2002)
25. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Take Discretionary Review and modify design.
(Continued from Regular Meeting of July 11, 2002)
(Continued to August 8, 2002)
26. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of

Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.

Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.

(Continued from Regular Meeting of July 11, 2002)

(Continued to August 1, 2002)

27. 2002.0706D (R. CRAWFORD: (415) 558-6358)
950 CORBETT AVENUE - west side between Hopkins Avenue and Market Street. Assessor's Block 2799 Lot 013 - Request for Discretionary Review of Demolition Permit Application No. 2002 0110 6628 and Building Permit Application No. 2002 0110 6632, to demolish the existing two story one family dwelling and construct a new 5 story structure containing 3 dwelling units and 4 parking spaces, in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued to August 8, 2002)
28. 2002.0689D (R. CRAWFORD: (415) 558-6358)
2270 9TH AVENUE - south side between 12th Avenue and Mesa Street. Assessor's Block 2861 Lot 025 - Request for Discretionary Review of Building Permit Application No. 2002/0311/1023, to construct rear extensions of the second and third stories, in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued to August 8, 2002)
29. 2002.0702DDD (R. CRAWFORD: (415) 558-6358)
185-189 BROAD STREET - south side between Capitol and Plymouth Streets. Assessor's Block 7113 Lot 023 - Request for Discretionary Review of Demolition Permit Application No. 2001 1020 1299 and Building Permit Application Nos. 2001 1020 1300 and 2001 1020 1301, to divide the subject property, demolish the existing house and construct two new two family residential buildings on the two new lots, in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify Project
(Continued to August 8, 2002)

PLEASE CALL IN ADVANCE TO CONFIRM HEARING DATE

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**NOTICE OF
CANCELLATION
OF THE
SAN FRANCISCO
PLANNING COMMISSION**

DOCUMENTS DEPT.

JUL 23 2002

SAN FRANCISCO
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Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 25, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR JULY 18, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED--NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. 2002.0279K (M. LUELLEN: 415-558-6478)
1 FRONT STREET (aka 444 MARKET STREET) - north side of Market Street between Battery and Front Streets, Lot 9 in Assessor's Block 266 - Request under Planning Code Section 309(a)(5) (Downtown Project) for Determinations of Compliance and Request for Exceptions, specifically an exception freight loading requirements (Section 161(f)). The project would legalize the replacement of one of two sub-standard, approved freight loading spaces with a trash compactor. The site lies within a C-3-O (Downtown, Office) District and within a 460-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of June 20, 2002)
(Continued to August 8, 2002)
2. 2002.0468D (S. VELLVE: 415) 558-6263)
407 EUREKA STREET - east side between 21st and 22nd Streets, Lot 036 in Assessor's Block 2768 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2002.01.17.7235, proposing to demolish an existing single-family dwelling in a RH-2 (House, Two-Family) District and a 40-K Height and Bulk District. The demolished structure will be replaced with a new two-family dwelling that is compatible with the prevailing building size and neighborhood character.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.

(Continued from Regular Meeting of July 18, 2002)

(Continued to August 15, 2002)

3. 2002.0325C (D. JONES: (415) 558.6477)
1111 JUNIPERO SIERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 18, 2002)
(Continued to September 12, 2002)
4. 2002.0153T (J. SAMAHA: (415) 558-6602)
MULTIPLE LANGUAGE NOTIFICATION - Consideration of recommendations for an ordinance amending Building Code by adding Section 104.6 through 104.6.3 and amending the San Francisco Planning Code by adding Section 306.10 to require publication of a cover sheet with neighborhood notices advising how to request information about the notices in multiple languages.
(Continued to August 22, 2002)
5. 2002.0401C (D. DiBARTOLO: (415) 558-6291)
531-539 MISSION STREET - south side between First and Second Streets; Lots 068 and 083 in Assessor's Block 3721: -- Request for a temporary (two year) Conditional Use authorization under Planning Code Section 156 (h) for public parking on a surface lot in a C-3-O District and a 550-S Height and Bulk District. The project site is composed of two lots. The proposal is to demolish the vacant three-story unreinforced masonry building on Lot 083 and then to install a temporary up to 76-space surface parking lot on that site as well as the adjacent vacant site consisting of Lot 068. In April 2000, the Planning Commission approved an office project at the subject site. The proposed lot would be a temporary use, with authorization valid for two years maximum.
Preliminary Recommendation: Approval with conditions
(Continued to August 15, 2002)
- 6a. 2002.0440CD (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET - east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549: Request for Conditional Use Authorization to allow [1] the construction of dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) in an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to construct a new building containing three dwelling units on a vacant lot.
Preliminary Recommendation: Approval with Conditions.
(Continued to August 8, 2002)

- 6b. 2002.0440CD (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET, east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549: Mandatory Discretionary Review of a proposal to change the use of the subject property from a vacant lot to a three-family dwelling. Board of Supervisors Resolution Number 518-01 requires Discretionary Review for any change of use within the Mission District. The property is within an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve the project with conditions.
(Continued to August 8, 2002)
7. 2002.0718D (G. NELSON: (415) 575-6257)
594 48TH AVENUE - northeast corner of Anza Street and 48th Avenue. Assessor's Block 1497, Lot 16M. Request for Discretionary Review of Building Permit Application 2002/0320/1980, proposing to add a third story to an existing single-family home in an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued to August 15, 2002)
8. 2002.0722D (M. WOODS: (415) 558-6315)
638 24TH AVENUE - eastside between Anza and Balboa Streets, Lot 27A in Assessor's Block 1566 - Demolition Permit Application No. 2001/0502/8243 proposing to demolish the existing two-story, single-family dwelling. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
(Continued to August 15, 2002)
9. 2002.0366D (B. FU: (415) 558-6613)
879 RHODE ISLAND - east side, between 20th Street and Southern Heights Permit Application No. 2001.06.27.2466 proposing the demolition of the existing two-story structure and the construction of a new two-family, four-story over garage building in an RH-3 (Residential, Three-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued to August 8, 2002)
10. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side, between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified as a Bar; the proposed use is Other Institution, Large for the Day Labor Program, sponsored by the Mission Housing Development Corporation. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued to August 8, 2002)

11. 2002.0054D (D. JONES: (415) 558-6477)
496- 498 ALVARADO STREET/ 947 NOE STREET- northeast corner of the intersection Noe and Alvarado Streets, Lot 0018 in Assessor's Block 3626 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for the proposed dwelling unit merger of five existing units into three dwelling units located in an RH-2 neighborhood (Residential, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the proposed dwelling unit merger.
(Continued to August 15, 2002)

**PLEASE CALL YOUR STAFF PLANNER IN ADVANCE TO
CONFIRM HEARING DATE**

JUL 29 2002

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**NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO PLANNING COMMISSION
THURSDAY
August 1, 2002**

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR AUGUST 1, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. (D. ALUMBAUGH: (415) 558-6601)
Resolution to enter into contract with Environmental Sciences Associates to perform the environmental analysis for the Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.
(Continued from Regular Meeting of July 25, 2002)
(Continued to August 8, 2002)
- 2a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)
- 2b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary

Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of July 18, 2002)

(Continued to August 8, 2002)

- 3a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.
NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)

- 3b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.
NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)

- 4a. 2001.1126CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.
NOTE: On June 27, 2002, the Commission entertained the motion to approve with conditions to allow 2 storefronts instead of the proposed 3. Motion failed to carry by a vote +3 -2. Commissioner Chinchilla was excused. Commissioner Fay was absent. At the call of the Chair the matter was continued to August 1, 2002.
(Continued to August 8, 2002)
- 4b. 2001.1125CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family District in a 40-X Height and Bulk District
NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.
(Continued to August 8, 2002)
- 5a. 2002.0613C (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 16b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not hold public hearing on Abbreviated

Institutional Master Plan and take public testimony as part of the Conditional Use Authorization
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)

- 5b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 16a, above), this item will be continued.*
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)
6. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 8, 2002)
7. 2002.0592C (K. McGEE: (415) 558-6367)
45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 15, 2002)
8. 2002.0630C (M. LI: (415) 558-6396)
1029-1033 JONES STREET - west side between California and Pine Streets, Lot 002 in Assessor's Block 0252 - Request for conditional use authorization to construct a 244-square-foot rooftop penthouse (12' 6" by 19' 6") that is above a

height of 40 feet within an RM-4 (Residential, Mixed, High Density) District and a 65-A Height and Bulk District.

(Continued to August 22, 2002)

- 9a. 2002.0299CD (D. JONES: 415-558-6477)
651 & 647 29TH STREET - south side of 29th Street between Castro and Diamond Street, Lots 048 and 049 in Assessor's Block 7537- Request for Conditional Use Authorization under Planning Code Section 209.1(f) to develop two dwellings on a lot (proposal includes the lot merger of lots 048 and 049) which would exceed 3,000 square feet in area within an RH-1 (Residential, House, One-Family) and a 40-X Height and Bulk District. This proposal is also subject to a mandatory Discretionary Review for demolition of a single-family dwelling on lot 049 for Assessor's Block 7537.
Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of August 1st, 2002)
(Continued to September 26, 2002)
- 9b. 2002.0299CD (D. JONES: 415-558-6477)
647 29TH STREET - south side of 29th Street between Castro and Diamond Street, Lots 049 in Assessor's Block 7537- Mandatory Discretionary Review under Planning Commission for the demolition of an existing, two-story, single-family dwelling within an RH-1 (Residential, House, One-Family) and a 40-X Height and Bulk District.
Preliminary Recommendation: Take DR and disapprove the demolition.
(Continued from Regular Meeting of August 1st, 2002)
(Continued to September 26, 2002)
10. 2002.0124ECVR (L. KIENKER: (415) 558-5970)
2815 DIAMOND STREET (AKA GLEN PARK MARKETPLACE) - **Appeal of a Preliminary Negative Declaration.** The project is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 9,200 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 19,000 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces. An existing sewer line beneath Lot 29 would be redirected or removed and its easement vacated as part of the project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional use authorizations for use and lot size and variances to modify parking, rear yard, and open space requirements
Preliminary Recommendation: Deny Appeal and Uphold the Preliminary Negative Declaration.
(Continued from Regular Meeting of July 18, 2002)
(Continued Indefinitely)
- 11a. 2002.0124ECVR (R.CRAWFORD: (415) 558-6358)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge six lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 711.11; to allow Other Retail Sales and Services use (Bi-Rite, grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public branch library and to allow a Public Use to occupy

space in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The proposal is to construct a new mixed-use building on an approximately 16,000 square foot lot. The building would include an approximately 7,037 gross square foot (gsf) of Other Retail Sales and Services use (Bi-Rite grocery/liquor store) with two off-street loading spaces, an approximately 9,200 gsf public library, and 15 apartments with 15 off-street parking spaces. The residential component of the building would be approximately 40-feet tall, and the library/retail component would be approximately 30-feet tall. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 18, 2002)

(Continued Indefinitely)

- 11b. 2002.0124ECRV (R.CRAWFORD: (415) 558-6358)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request by the San Francisco Public Library for a General Plan Referral pursuant to Section 4.105 of the City/County Charter to purchase a condominium in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Finding in conformity with the General Plan

(Continued from Regular Meeting of July 18, 2002)

(Continued Indefinitely)

- 11c. 2002.0124ECRV (R.CRAWFORD: (415) 558-6358)
2815 DIAMOND STREET - east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for a parking variance (14 spaces) pursuant to Section 151 to allow the construction of a grocery/liquor store and public library without the required parking; a rear yard variance pursuant to Section 134 to allow a reduction in the rear yard requirements; an open space variance pursuant to Section 135 to allow a reduction in required open space; and an exposure variance pursuant to Section 140 to allow construction of six dwelling units without the required exposure in a mixed-use project located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District. east side of Diamond, between Wilder Street and Bosworth Street, Lots 25A, 26-29, 63 Assessor's Block 6745 - Request for conditional use authorization to merge 6 lots into one lot greater than 10,000 square feet pursuant to Planning Code Sections 712.11; to allow other retail sales and services use (grocery/liquor store) to occupy commercial space on the ground floor in excess of 4,000 square feet pursuant to Section 711.21; to allow a public library to occupy a public use space on the second floor in excess of 4,000 square feet pursuant to Sections 711.21 and 711.83. The Zoning Administrator will consider a request for a parking variance (14 spaces) pursuant to Section 151; a rear yard variance pursuant to Section 134; an open space variance pursuant to Section 135; and an exposure variance pursuant to Section 140. A General Plan Referral is required for the City purchase of the Library space in the new building. The Project Site is located in an NC-2 (Small-Scale Neighborhood Commercial) District and in a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 18, 2002)

(Continued Indefinitely)

12. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new

third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.

Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.

(Continued from Regular Meeting of July 18, 2002)

(Continued to August 15, 2002)

13. 2002.0452D (T. TAM: (415) 558-6325)
75 MIRALOMA DRIVE - south side, between Juanita Way and Bengal Alley; Lot 34 in Assessor's Block 2973 - Discretionary Review request for Building Permit No. 2000/02/23/2627 to construct a new three-story-over-garage, single-family dwelling, approximately 4,958 square feet in size (including garage) and 40 feet in height, on a presently vacant parcel. The subject property is currently located in an RH-1-D (Residential, House, One-Family, Detached) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of June 27, 2002)
(Continued to September 12, 2002)
14. 2001.1152D (T. WANG: (415) 558-6335)
2429 14TH AVENUE - west side between Taraval and Ulloa Streets; Lot 004 in Assessor's Block 2411 - Request of Discretionary Review of Building Permit Application No. 2001/09/24/9024 to construct a third story vertical addition to an existing one-story over garage, single-family dwelling in an RH-1 (D)(Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued to August 15, 2002)
15. 2002.0474D (S. SANCHEZ: (415) 558-6679)
318 29TH AVENUE - east side between California and Clement Streets; Lot 046 in Assessor's Block 1405 - Staff-initiated request for Discretionary Review of Building Permit Application 2000/10/13/2953 proposing to demolish the existing three level single family dwelling (the project also proposes the new construction of a two-unit building under separate permit). The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the demolition application.
(Continued from Regular Meeting of May 30, 2002)
(Continued to August 15, 2002)
16. 2002.0737D (D. SIDER: (415) 558-6697)
3386 19TH STREET - north side between Mission and Capp Streets, Lot 021 in Assessor's Block 3590: Staff-initiated Discretionary Review of Building Permit Application Number 2002.06.28.0252 to add an 'other entertainment' use, pursuant to Planning Code Section 712.48, to an existing 'full-service restaurant' use (DBA 'Keur-Baobab'), pursuant to Planning Code Section 712.41 in an NC-3 (Moderate Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation. No physical modifications are proposed under this permit application.

NOTE: This hearing was previously required for any change of use within the Mission District pursuant to Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls). However, pursuant to recent amendments to those controls, such hearing is no longer required. The matter, as currently proposed is no longer before the Planning Commission for consideration.

17. 2002.0638D (D. SIDER: (415) 558-6697)
3388 19TH STREET (AKA 2299 MISSION STREET) - northeast corner of Mission Street, Lot 021 in Assessor's Block 3590: Staff-initiated Discretionary Review of Building Permit Application Number 2002.05.17.6906 to add an 'other entertainment' use, pursuant to Planning Code Section 712.48, to an existing 'bar' use (DBA 'Beauty Bar'), pursuant to Planning Code Section 712.41 in an NC-3 (Moderate Scale Neighborhood Commercial) District with a 65-B Height and Bulk designation. No physical modifications are proposed under this permit application.

NOTE: This hearing was previously required for any change of use within the Mission District pursuant to Board of Supervisors Resolution No. 518-01 (Mission District Interim Controls). However, pursuant to recent amendments to those controls, such hearing is no longer required. The matter, as currently proposed is no longer before the Planning Commission for consideration. At the request of the applicant, this project will be re-noticed and removed from the Planning Commission Calendar.

**PLEASE CALL ASSIGNED STAFF PLANNERS IN ADVANCE TO CONFIRM
HEARING DATES**

02
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NOTICE OF CANCELLATION OF THE SAN FRANCISCO PLANNING COMMISSION THURSDAY August 8, 2002

DOCUMENTS DEPT.

AUG 5 2002

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NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR AUGUST 8, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN BY THE MAYOR, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. (D. ALUMBAUGH: (415) 558-6601)
Resolution to enter into contract with Environmental Sciences Associates to perform the environmental analysis for the Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.
(Continued from Regular Meeting of August 1, 2002)
(Continued to August 15, 2002)
- 2a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
(Continued from Regular Meeting of August 1, 2002)
(Continued to August 15, 2002)
- 2b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 3a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District. Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 3b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District. Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 4a. 2001.1126CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (A.K.A. APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and

Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.

NOTE: On June 27, 2002, the Commission entertained the motion to approve with conditions to allow 2 storefronts instead of the proposed 3. Motion failed to carry by a vote +3 -2. Commissioner Chinchilla was excused. Commissioner Fay was absent. At the call of the Chair the matter was continued to August 1, 2002.

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 4b. 2001.1125CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family District in a 40-X Height and Bulk District

NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 5a. 2002.0613JC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP. The project is subject to approval of a Conditional Use Authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 16b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

- 5b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 16a, above), this item will be continued.*

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 1, 2002)

(Continued to August 15, 2002)

6. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from

approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 1, 2002)
(Continued to August 15, 2002)

7. 2002.0279X (M. LUELLEN: (415) 558-6478)
1 FRONT STREET (aka 444 MARKET STREET) - north side of Market Street between Battery and Front Streets, Lot 9 in Assessor's Block 266 - Request under Planning Code Section 309(a)(5) (Permit Review in C-3 [Downtown Commercial] Districts) for Determinations of Compliance and Request for Exceptions, specifically an exception freight loading requirements (Section 161(i)). The project would legalize the replacement of one of two sub-standard, approved freight loading spaces with a trash compactor. The site lies within a C-3-O (Downtown, Office) District and within a 450-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 25, 2002)
(Continued to August 22, 2002)
- 8a. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
- 8b. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for an off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an addition of up to 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
9. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 01 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District. The site is a Preference 1 Location, defined as a publicly used structure. The project is also subject to a General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
10. 2002.0155C (K. MCGEE: (415) 558-6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (Residential House - One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a

new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms, auxiliary structure to provide temporary housing.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 18, 2002)

(Continued to August 22, 2002)

11. 2002.0217C (M. WOODS: (415) 558-6315)
3426-28 BALBOA STREET - north side, between 35th and 36th Avenues, Lot 14A in Assessor's Block 1578 - Request for Conditional Use authorization under Section 711.38 of the Planning Code to allow the conversion of a second floor residential use to non-residential use. The proposal is to convert the approximately 1,250 square-foot second story dwelling unit to office space within a two-story building containing retail space on the ground floor. A new dwelling unit would be located on the second and third floors of a three-story addition proposed for the rear of the building; the existing ground floor retail space would be expanded into the ground floor of the rear addition. The project site is in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued to August 22, 2002)
- 12a. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET - east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336 - Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires Conditional Use Authorization for such projects. Accordingly, this item will not be heard.**
- 12b. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET - east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336 - Mandatory staff-initiated Discretionary Review for a project proposing to change the use of a single proposed lot from vacant to two-family housing. Discretionary Review is required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires mandatory Discretionary Review of such projects. Accordingly, this item will not be heard.**
- 12c. 2001.0788CVD (D. SIDER: (415) 558-6697)
1457 FLORIDA STREET - east side, between Cesar Chavez and 26th Streets; Lot 009 in Assessor's Block 4336 - Request for a Variance for lot width and area to allow the subdivision of one lot into two lots each of substandard width and area. The project involves the subdivision of a single lot into two lots and the construction of a new three-story structure containing two-units of housing on the proposed vacant lot. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires either Conditional Use Authorization or mandatory Discretionary Review of this project, as discussed above. Accordingly, this item has been moved to the August 28, 2002 Variance calendar.**
- 13a. 2001.00349CVD (D. SIDER: (415) 558-6697)
3066 25th STREET - north side, between Harrison and Alabama Streets; Lot 017 in Assessor's Block 4270 - Request for Conditional Use authorization to allow the creation of housing not providing at least 25% of the total number of units as affordable units pursuant to Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls). The project involves the installation of a kitchen in an existing independently accessible ground level living space in order to

create a new legal dwelling unit, for a total of two units on the subject property. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires Conditional Use Authorization of such projects. Accordingly, this item will not be heard.**

- 13b. 2001.00349CVD (D. SIDER: (415) 558-6697)
3066 25th STREET - north side, between Harrison and Alabama Streets; Lot 017 in Assessor's Block 4270 - Mandatory Staff-Initiated Discretionary Review of a project which proposes to change the use of an existing single-family dwelling to a two-family dwelling. Discretionary Review was required by the Mission District Interim Controls for any change of use within the Mission District. The project involves the installation of a kitchen in an existing independently accessible ground level living space in order to create a new legal dwelling unit, for a total of two units on the subject property. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires Mandatory Discretionary Review of such projects. Accordingly, this item will not be heard.**
- 13c. 2001.00349CVD (D. SIDER: (415) 558-6697)
3066 25th STREET - north side, between Harrison and Alabama Streets; Lot 017 in Assessor's Block 4270 - Request for a Variance to allow the creation of an additional dwelling unit without the required additional off-street parking space pursuant to Planning Code Section 151. The project involves the installation of a kitchen in an existing independently accessible ground level living space in order to create a new legal dwelling unit, for a total of two units on the subject property. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires either Conditional Use Authorization or mandatory Discretionary Review of this project, as discussed above. Accordingly, this item has been moved to the August 28, 2002 Variance calendar.**
14. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Mandatory Discretionary Review under Planning Commission Resolution 16202 of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: No recommendation
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
15. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Take Discretionary Review and modify design.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
16. 2002.0706D (R. CRAWFORD: (415) 558-6358)
950 CORBETT AVENUE - west side between Hopkins Avenue and Market Street. Assessor's Block 2799 Lot 013 - Request for Discretionary Review of Demolition Permit Application No. 2002

0110 6628 and Building Permit Application No. 2002 0110 6632, to demolish the existing two story one family dwelling and construct a new 5 story structure containing 3 dwelling units and 4 parking spaces, in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district. Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.

(Continued from Regular Meeting of July 18, 2002)

(Continued to August 22, 2002)

17. 2002.0689D (R. CRAWFORD: (415) 558-6358)
2270 9th AVENUE - south side between 12th Avenue and Mesa Street. Assessor's Block 2861 Lot 025 - Request for Discretionary Review of Building Permit Application No. 2002/0311/1023, to construct rear extensions of the second and third stories, in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
18. 2002.0702DDD (R. CRAWFORD: (415) 558-6358)
185-189 BROAD STREET - south side between Capitol and Plymouth Streets. Assessor's Block 7113 Lot 023 - Request for Discretionary Review of Demolition Permit Application No. 2001 1020 1299 and Building Permit Application Nos. 2001 1020 1300 and 2001 1020 1301, to divide the subject property, demolish the existing house and construct two new two family residential buildings on the two new lots, in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify Project
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
19. 2002.0773D (M. WOODS: (415) 558-6315)
455 - 8th AVENUE - west side between Geary Boulevard and Anza Street, Lot 8, in Assessor's Block 1536 - Staff-initiated request for Discretionary Review of Demolition Permit Application 2001/0201/1130, proposing to demolish the existing three-story, single-family dwelling. (The project also proposes the new construction of a three-unit building under separate permit.) The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
(Continued to August 22, 2002)
- 20a. 2002.0440CD (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET - east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549 - Request for Conditional Use Authorization to allow [1] the construction of dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing outside a Residential District not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls) in an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to construct a new building containing three dwelling units on a vacant lot.
Preliminary Recommendation: Approval with Conditions.
(Continued to August 22, 2002)
- 20b. 2002.0440CD (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET - east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549 - Mandatory Discretionary Review of a proposal to change the use of the subject property from a vacant lot to a three-family dwelling. Board of Supervisors Resolution Number 518-01 required Discretionary Review for any change of use within the Mission District. The property is within an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls), effective July 26, 2002, no longer requires mandatory Discretionary Review of such projects. **Accordingly, this item will not be heard.**

21. 2002.0671D (G. CABREROS: (415) 558-6169)
135 SEACLIFF DRIVE - south side between 26th and 27th Avenues, Lot 021 in Assessor's Block 1305 - Request for Discretionary Review of Building Permit Application No. 2001/1214/5291 proposing to construct a roof deck and stair penthouse over an existing two-story single-family residence in an RH-1 (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued to August 15, 2002)
22. 2002.0674D (G. CABREROS: (415) 558-6169)
2750 LAKE STREET -north side between 28th and 29th Avenues, Lot 007 in Assessor's Block 1330 - Request for Discretionary Review of Building Permit Application No. 2002/0227/0160 proposing to construct habitable rooms over an existing one-story garage of a single-family residence in an RH-1 (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued to August 15, 2002)
23. 2002.0366D (B. FU: (415) 558-6613)
879 RHODE ISLAND - east side, between 20th Street and Southern Heights Permit Application No. 2001.06.27.2466 - Staff-Initiated Discretionary Review proposing the demolition of the existing two-story structure and the construction of a new two-family, four-story over garage building in an RH-3 (Residential, Three-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued from Regular Meeting of July 25, 2002)
(Continued to August 22, 2002)
24. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side, between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified as a Bar; the proposed use is Other Institution, Large for the Day Labor Program, sponsored by the Mission Housing Development Corporation. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
(Continued from Regular Meeting of July 25, 2002)
(Continued to August 22, 2002)

**PLEASE CALL ASSIGNED STAFF PLANNERS IN ADVANCE TO
CONFIRM HEARING DATES**

NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO
PLANNING COMMISSION
Thursday
August 15, 2002

DOCUMENTS DEPT.

AUG 1 2 2002

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR AUGUST 15, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. (D. ALUMBAUGH: (415) 558-6601)
Resolution to enter into contract with Environmental Sciences Associates to perform the environmental analysis for the Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
- 2a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
- 2b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under

Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.

Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of August 8, 2002)

(Continued to August 22, 2002)

- 3a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.

Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 8, 2002)

(Continued to August 22, 2002)

- 3b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.

Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 8, 2002)

(Continued to August 22, 2002)

- 4a. 2001.1126CV (D. SIROIS: (415) 558-6313)
965 - 985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE)
– north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet
pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.
NOTE: On June 27, 2002, the Commission entertained the motion to approve with conditions to allow 2 storefronts instead of the proposed 3. Motion failed to carry by a vote +3 -2. Commissioner Chinchilla was excused. Commissioner Fay was absent. At the call of the Chair the matter was continued to August 1, 2002.
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
- 4b. 2001.1125CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family District in a 40-X Height and Bulk District.
NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
- 5a. 2002.0613C (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 16b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization
(Continued from Regular Meeting of August 8, 2002)

(Continued to August 22, 2002)

- 5b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 16a, above), this item will be continued.*
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
6. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to August 22, 2002)
7. 2002.0338C (D. DiBARTOLO: (415) 558-6291)
1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 (Residential Mixed High Density) District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 26, 2002)
8. 2002.0401C (D. DiBARTOLO: (415) 558-6291)
531-539 MISSION STREET - south side between First and Second Streets; Lots 068 and 083 in Assessor's Block 3721 - Request for a temporary (two year) Conditional Use authorization under Planning Code Section 156 (h) for public parking on a surface lot in a C-3-O District and a 550-S Height and Bulk District. The project site is composed of two lots. The proposal is to demolish the vacant three-story un-reinforced masonry

building on Lot 083 and then to install a temporary up to 76-space surface parking lot on that site as well as the adjacent vacant site consisting of Lot 068. In April 2000, the Planning Commission approved an office project at the subject site. The proposed lot would be a temporary use, with authorization valid for two years maximum.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 25, 2002)

(Continued to September 19, 2002)

9. 2002.0592C (K. McGEE: (415) 558-6367)
45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 1, 2002)
(Continued to September 19, 2002)
10. 2002.0576TM (P. LORD: (415) 558-6311)
SOUTH OF MARKET SPECIAL HALL OF JUSTICE LEGAL SERVICES DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code Sections 803.5 and 822 to include union halls as permitted principal uses in the South of Market Special Hall of Justice Legal Services District, to include Assessor's Block 3780 Lots 1 and 2 as part of the South of Market Special Hall of Justice Services District, and to correct citations and zoning map page number references; amending Zoning Map Sheet 8SU of the City and County of San Francisco to include Lots 1 and 2 of Block 3870 as part of the South of Market Special Hall of Justice Legal Services District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Continued to September 19, 2002)
11. 2002.0476T (P. LORD: (415) 558-6311)
PAYMENT, TRANSIT IMPACT, HOUSING, CHILDCARE, PARK AND INCLUSIONARY HOUSING FEES - Consideration of an ordinance (1) amending the Planning Code by amending Sections 139, 313.1, 313.4, 313.5, 313.6, 313.7, 313.8, 313.9, 313.10, 314.1, 314.4, 315.3, and 314.6 to (a) transfer collection authority for in lieu fees collected for the Park Fund, the Jobs-Housing Linkage Program, Child Care Requirement and the Inclusionary Affordable Housing Program from the Controller to the Treasurer, require payment of the fees prior to issuance of the initial building site permit for the project, and conform collection procedures for these fees, and (b) to amend the definition of "office use" to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions to showroom display space to offices are subject to the development impact mitigation requirements of Planning Code Sections 139, 313, and 314; and (2) amending the Administrative Code by amending Sections 38.1, 38.3, 38.4, 38.5, 38.8, 38.8.5, 38.10 and 38.11, and adding a new Section 38.10-1 to (a) require payment of the Transit Impact Development Fee prior to issuance of the initial building or site permit for the project, conform collection procedures for the fee and transfer collection authority for the fee from the General Manager of the Public Utilities Commission to the Treasurer and (b) amend the definition of office use in Section 38.1 to exclude space primarily used for the display of goods, wares, and merchandise in order to clarify that conversions of showroom display space to offices are subject to the Transit Impact Development Fee.
Preliminary Recommendation: Portion a: Approval; Portion b: Disapproval
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)

12. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 – 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - Request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued from Regular Meeting of July 18, 2002)
(Continued to September 12, 2002)
13. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066 - Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of July 18, 2002)
(Continued to August 22, 2002)
14. 2002.0468D (S. VELLVE: (415) 558-6263)
407 EUREKA STREET - east side between 21st and 22nd Streets, Lot 036 in Assessor's Block 2768 - Staff-initiated request for discretionary review of Demolition Permit Application No. 2002/01/17/7235, proposing to demolish an existing single-family dwelling in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The demolished structure will be replaced with a new two-family dwelling that is compatible with the prevailing building size and neighborhood character.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application.
(Continued from Regular Meeting of July 25, 2002)
(Continued to September 12, 2002)
15. 2002.0718D (G. NELSON: (415) 575-6257)
594 48TH AVENUE - northeast corner of Anza Street and 48th Avenue. Assessor's Block 1497, Lot 16M - Request for Discretionary Review of Building Permit Application 2002/0320/1980, proposing to add a third story to an existing single-family home in an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of July 25, 2002)
(Continued to August 22, 2002)
16. 2002.0722D (M. WOODS: (415) 558-6315)
638 24TH AVENUE - eastside between Anza and Balboa Streets, Lot 27A in Assessor's Block 1566 - Demolition Permit Application No. 2001/0502/8243 proposing to demolish the existing two-story, single-family dwelling. (The project also proposes the new construction of a two-unit building under separate permit.) The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
(Continued from Regular Meeting of July 25, 2002)
(Continued to September 12, 2002)

17. 2002.0054D (D. JONES: (415) 558-6477)
496- 498 ALVARADO STREET/ 947 NOE STREET - northeast corner of the intersection Noe and Alvarado Streets, Lot 0018 in Assessor's Block 3626 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for the proposed dwelling unit merger of five existing units into three dwelling units located in an RH-2 neighborhood (Residential, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the proposed dwelling unit merger.
(Continued from Regular Meeting of July 25, 2002)
(Continued to September 12, 2002)
18. 2002.0510D (M. SNYDER: (415) 575-6891)
869 INNES AVENUE - southwest side between Hunter's Point Boulevard and Earl Street, Lot 14A in Assessor's Block 4654 - Mandatory Discretionary Review of Building Permit Application No. 2002 02 05 9965 proposing to demolish an existing single-family house and replace it with a new single-family house. The property is within the RH-1(S) (Residential, House, Single-family with Minor Second Unit) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not take Discretionary Review and approve the project as proposed
(Continued from Regular Meeting of July 25, 2002)
(Continued to September 12, 2002)
19. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued from Regular Meeting of August 1, 2002)
(Continued to August 22, 2002)
20. 2001.1152D (T. WANG: (415) 558-6335)
2429 14TH AVENUE - west side between Taraval and Ulloa Streets; Lot 004 in Assessor's Block 2411 - Request of Discretionary Review of Building Permit Application No. 2001/09/24/9024 to construct a third story vertical addition to an existing one-story over garage, single-family dwelling in an RH-1 (D)(Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of August 1, 2002)
(Continued to September 26, 2002)
21. 2002.0474D (S. SANCHEZ: (415) 558-6679)
318 29th AVENUE - east side between California and Clement Streets; Lot 046 in Assessor's Block 1405 - Staff-initiated request for Discretionary Review of Building Permit Application 2000/10/13/2953 proposing to demolish the existing three level single family dwelling (the project also proposes the new construction of a two-unit building under separate permit). The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the demolition application.

(Continued from Regular Meeting of August 1, 2002)

(Continued to September 12, 2002)

22. 2002.0671D (G. CABREROS: (415) 558-6169)
135 SEACLIFF DRIVE - south side between 26th and 27th Avenues, Lot 021 in Assessor's Block 1305 - Request for Discretionary Review of Building Permit Application No. 2001/1214/5291 proposing to construct a roof deck and stair penthouse over an existing two-story single-family residence in an RH-1 (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
23. 2002.0674D (G. CABREROS: (415) 558-6169)
2750 LAKE STREET - north side between 28th and 29th Avenues, Lot 007 in Assessor's Block 1330 - Request for Discretionary Review of Building Permit Application No. 2002/0227/0160 proposing to construct habitable rooms over an existing one-story garage of a single-family residence in an RH-1 (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
24. 2002.0693D (J. VOLLMANN: (415) 558-6612)
1543 COLE STREET - west side south of Carmel Street, Lot 008 in Assessor's Block 1294 - Request for Discretionary Review of Building Permit Application No. 2002/0221/9664 proposing to construct a 2-story over basement addition at the rear of the existing single-family home located within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued to September 19, 2002)
25. 2002.0728D (J. VOLLMANN: (415) 558-6612)
289-291 EDGEWOOD AVENUE - west side between Farnsworth Lane and the Sutro Forest, Lot 032A in Assessor's Block 2641 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2002/0510/6304 to convert an existing 3-unit building into a 2-unit building. The proposal includes an 80 square foot addition and interior and exterior remodeling. The property is located in an RH-1(D) (Residential, Detached House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Building Permit Application as proposed.
(Continued to September 12, 2002)
26. 2002.0603D (K. McGEE: (415) 558-6367)
2293 MISSION STREET (AKA 3376 - 19TH STREET - east side between 18th and 19th Street, Lot 22 in Assessor's Block 3590 - Mandatory Discretionary Review of Building Permit Application No. 2002.07.11.1299 for a change of use per the Mission District Interim Controls, the existing classified use is unknown, the proposed use is classified 'other entertainment' for 'Gallery Spanganga'. The property is located within an NC-3 (Moderate Scale Neighborhood Commercial District) Zoning District and in a 65-B Height

and Bulk District. **Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls)**, effective July 26, 2002, no longer requires **Mandatory Discretionary Review Authorization** for such projects. **Accordingly, this item is cancelled.**

27. 2002.0811D (T. WANG: (415) 558-6335)
2319 – 15TH STREET - south side between Beaver and Castro Streets; Lot 019 in Assessor's Block 2613 - A Staff-initiated Discretionary Review of Demolition Building Permit Application No. 2002/03/18/1711 to demolish an existing single-family dwelling and replace it with a new two-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Building Permit Application as submitted.
(Continued to September 26, 2002)

**PLEASE CALL ASSIGNED STAFF PLANNERS IN ADVANCE TO
CONFIRM HEARING DATES**

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NOTICE OF CANCELLATION

SAN FRANCISCO

PLANNING COMMISSION

Thursday

August 22, 2002

DOCUMENTS DEPT.

AUG 19 2002

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PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR AUGUST 22, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

(D. ALUMBAUGH: (415) 558-6601)

1. Resolution to enter into contract with Environmental Sciences Associates to perform the environmental analysis for the Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.

(Continued from Regular Meeting of August 15, 2002)

(Continued to September 12, 2002)

- 2a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of August 15, 2002)

(Continued to September 12, 2002)

- 2b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit

Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.

Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of August 15, 2002)

(Continued to September 12, 2002)

- 3a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.

Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 15, 2002)

(Continued to September 12, 2002)

- 3b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.

Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 15, 2002)

(Continued to September 12, 2002)

- 4a. 2001.1126CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.
NOTE: On June 27, 2002, the Commission entertained the motion to approve with conditions to allow 2 storefronts instead of the proposed 3. Motion failed to carry by a vote +3 -2. Commissioner Chinchilla was excused. Commissioner Fay was absent. At the call of the Chair the matter was continued to August 1, 2002.
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
- 4b. 2001.1125CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District
NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
- 5a. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 5b on this calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)

- 5b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 5a, above), this item will be continued.*
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
6. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
7. 2002.0630C (M. LI: (415) 558-6396)
1029-1033 JONES STREET - west side between California and Pine Streets, Lot 002 in Assessor's Block 0252 - Request for conditional use authorization to construct a 244-square-foot rooftop penthouse (12' 6" by 19' 6") that is above a height of 40 feet within an RM-4 (Residential, Mixed, High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of August 1, 2002)
(Continued to September 26, 2002)
8. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 01 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District for Cingular Wireless. The site is a Preference 1 Location, a public facility (Sewage Treatment Plant). The project is subject to a General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)

9. 2002.0279X (M. LUELLEN: (415) 558-6478)
1 FRONT STREET (aka 444 MARKET STREET) - north side of Market Street between Battery and Front Streets, Lot 9 in Assessor's Block 266 - Request under Planning Code Section 309(a)(5) (Permit Review in C-3 [Downtown Commercial] Districts) for Determinations of Compliance and Request for Exceptions, specifically an exception freight loading requirements (Section 161(i)). The project would legalize the replacement of one of two sub-standard, approved freight loading spaces with a trash compactor. The site lies within a C-3-O (Downtown, Office) District and within a 450-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
- 10a. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
- 10b. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an additional 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
11. 2002.0155C (K. MCGEE: (415) 558.6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (Residential House - One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms and to construct an auxiliary structure to provide temporary housing.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
12. 2001.0533E (J. NAVARRETE: (415) 558-5975)
WATERFRONT MUSIC PAVILION - Appeal of Preliminary Mitigated Negative Declaration. The approximately 54,312-square-foot site is on the west side of The Embarcadero, in the block between Mission Street and Market Street, across from the Ferry Building. The site is currently used as a passive open space park. The proposed project is the location of an historic 1915 organ onto a landscaped site and the construction of a building to house the musical instrument and associated uses

(additional information on the proposed project can be found at www.sfpavilion.org). The building would be about 80 feet wide, 50 feet deep and up to 60 feet in height on the Mission Street side. The remainder of the site would be improved with additional landscaping and remain as a park. The site would be used for free outdoor organ concerts as well as other performing arts programs year round, mostly on weekends and at lunchtime hours on weekdays. The site is within a P (Public) zoning district and Open Space (OS) height and bulk district.

(Continued from Regular Hearing of July 18, 2002)

(Continued to September 26, 2002)

13. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
14. 2002.0525D (G. CABREROS: (415) 558-6169)
61 COOK STREET - west side between Geary Boulevard and Euclid Avenue, Lot 014 in Assessor's Block 1066 - Staff-initiated request for discretionary review of Building Permit Application No. 2000/1109/5333 proposing to demolish a single-family dwelling. A new two-unit, two-story over garage building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove.
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 12, 2002)
15. 2002.0440C (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET - east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549 - Request for Conditional Use Authorization to allow [1] the construction of dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing outside a Residential District not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls) in an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to construct a new building containing three dwelling units on a vacant lot.
Preliminary Recommendation: Approval with Conditions.
Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
16. 2002.0217C (M. WOODS: (415) 558-6315)
3426-28 BALBOA STREET - north side, between 35th and 36th Avenues, Lot 14A in Assessor's Block 1578 - Request for Conditional Use authorization under Section 711.38 of the Planning Code to allow the conversion of a second floor residential use to non-residential use. The proposal is to convert the approximately 1,250 square-foot second story dwelling unit to office space within a two-story building containing retail space on the ground floor. A new dwelling unit would be located on the second and third floors of a three-story addition proposed for the rear of the building; the existing ground floor retail

space would be expanded into the ground floor of the rear addition. The project site is in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 8, 2002)

(Continued to September 12, 2002)

17. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Take Discretionary Review and modify design.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
18. 2001.0661D (M. SNYDER: (415) 575-6891)
1168 FOLSOM STREET - north side between 8th Street and Rausch Street, Lot 123 in Assessor's Block 3730 - Mandatory Discretionary Review under Planning Commission Resolution 16202 of Building Permit Application No. 2002/02/21/9626 proposing to construct a new building that would contain 20 dwelling units, two commercial units, and 20 parking spaces were a single-story warehouse currently stands, within an SLR (Service/Light Industrial/Residential) District, a 50-X Height and Bulk District, and an Industrial Protection Zone (as designated in Planning Commission Resolution 16202).
Preliminary Recommendation: No recommendation
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
19. 2002.0706DD (R. CRAWFORD: (415) 558-6358)
950 CORBETT AVENUE - west side between Hopkins Avenue and Market Street. Assessor's Block 2799 Lot 013 - Request for Discretionary Review of Demolition Permit Application No. 2002 0110 6628 and Building Permit Application No. 2002 0110 6632, to demolish the existing two story one family dwelling and construct a new 5 story structure containing 3 dwelling units and 4 parking spaces, in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
20. 2002.0689D (R. CRAWFORD: (415) 558-6358)
2270 9TH AVENUE - south side between 12th Avenue and Mesa Street. Assessor's Block 2861 Lot 025 - Request for Discretionary Review of Building Permit Application No. 2002/0311/1023, to construct rear extensions of the second and third stories, in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 12, 2002)
21. 2002.0702DDD (R. CRAWFORD: (415) 558-6358)
185-189 BROAD STREET - south side between Capitol and Plymouth Streets. Assessor's Block 7113 Lot 023 - Request for Discretionary Review of Demolition Permit

Application No. 2001 1020 1299 and Building Permit Application Nos. 2001 1020 1300 and 2001 1020 1301, to divide the subject property, demolish the existing house and construct two new two family residential buildings on the two new lots, in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.

Preliminary Recommendation: Take Discretionary Review and Modify Project

(Continued from Regular Meeting of August 8, 2002)

(Continued to September 12, 2002)

22. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side, between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified as a Bar; the proposed use is Other Institution, Large for the Day Labor Program, sponsored by the Mission Housing Development Corporation. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
(Continued from Regular Meeting of August 8, 2002)
(Continued to September 19, 2002)

PLEASE NOTE: The following items have appeared on calendar in error. The legal notice and/or posting requirements have not been met. These matters are not being continued to future hearing dates at this time, but will be scheduled for hearings when the notice and posting requirements have been satisfied.

23. 2002.0773D (M. WOODS: (415) 558-6315)
455 - 8th AVENUE - west side between Geary Boulevard and Anza Street, Lot 8 in Assessor's Block 1536 - Staff-initiated request for Discretionary Review of Demolition Permit Application 2001/0201/1130, proposing to demolish the existing three-story, single-family dwelling. (The project also proposes the new construction of a three-unit building under separate permit.) The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
(Continued from Regular Meeting of August 8, 2002)
24. 2002.0718D (G. NELSON: (415) 575-6257)
594 48TH AVENUE - northeast corner of Anza Street and 48th Avenue. Assessor's Block 1497, Lot 16M - Request for Discretionary Review of Building Permit Application 2002/0320/1980, proposing to add a third story to an existing single-family home in an RH-1 (Residential House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of August 15, 2002)
25. 2002.0366D (B. FU: (415) 558-6613)
879 RHODE ISLAND - east side, between 20th Street and Southern Heights Permit Application No. 2001.06.27.2466 - Staff-Initiated Discretionary Review proposing the demolition of the existing two-story structure and the construction of a new two-family, four-story over garage building in an RH-3 (Residential, Three-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.
(Continued from Regular Meeting of August 8, 2002)

NOTICE OF CANCELLATION

SAN FRANCISCO

PLANNING COMMISSION

Thursday
September 12, 2002

DOCUMENTS DEPT.

SEP 10 2002

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR SEPTEMBER 12, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

- 1a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
 Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
 (Continued from Regular Meeting of August 22, 2002)
 (Continued Indefinitely)
- 1b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.
 Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and

Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

- 2a. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use authorization to allow [1] the construction of fifty-four (54) dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisor's Resolution Number 518-01 (Mission District Interim Controls). The proposal is to demolish an existing industrial building and construct a new four-story residential building with up to 60 off-street parking spaces. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

- 2b. 2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23RD STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Mandatory Discretionary Review of a proposal to change the use of the subject property from industrial [pursuant to Planning Code Sections 225 and 226] to residential [pursuant to Planning Code Section 215(a)]. Discretionary Review is required by Board of Supervisors Resolution Number 518-01 (Mission District Interim Controls) for any change of use within the Mission District. The property is within a C-M (Heavy Commercial) Zoning District, a Mixed-Use Housing Zone, and a 40-X Height and Bulk District.

Preliminary Recommendation: No Recommendation.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) To take Discretionary Review and approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) To take Discretionary Review and approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

- 3a. 2001.1126CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATRE) - north side of Geneva Avenue, between Paris Street and London Street, Lots 5-10 on Assessor's Block 6409 - Request for conditional use authorization to merge 6 lots into one lot greater than 9,999 square feet pursuant to Planning Code Section 712.11; to allow Walgreen's Pharmacy to occupy commercial space on the ground floor and in a new mezzanine in excess of 5,999 square feet pursuant to Section 712.21; and to allow the construction of 8 residential units without the required off-street parking pursuant to Section 161(j). There is also a request for a rear yard variance pursuant to Section 134.

The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family) District in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

NOTE: On June 13, 2002, following public testimony, the Commission closed the public hearing and entertained a motion to approve the project. The motion failed to carry by a vote of +3 -2. Commissioners Baltimore and Joe voted no. Commissioners Chinchilla and Lim were absent. This matter was continued to June 27, 2002, to allow the absent commissioners to participate in the final action.

NOTE: On June 27, 2002, the Commission entertained the motion to approve with conditions to allow 2 storefronts instead of the proposed 3. Motion failed to carry by a vote +3 -2. Commissioner Chinchilla was excused. Commissioner Fay was absent. At the call of the Chair the matter was continued to August 1, 2002.

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

- 3b. 2001.1125CV (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE & 852 PARIS STREET (aka APOLLO THEATER) - north side of Geneva Avenue, between Paris and London Street, Lots 5-10 on Assessor's Block 6409 - Request for rear yard variance pursuant to Planning Code Section 134 to allow the new third floor to be occupied by residential units without providing the required rear yard at the residential level. The Project Site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and in a 65-X Height and Bulk District, and in an RH-1 (Residential, One-Family District in a 40-X Height and Bulk District

NOTE: On June 13, 2002, the Acting Zoning Administrator closed public hearing and continued the matter to June 27, 2002.

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

4. 2002.0043D (B. FU: (415) 558-6613)
16 MONTEZUMA STREET - south side between Coso Avenue and Shotwell Street, Lot 027 in Assessor's Block 5520 - Request for Discretionary Review of Building Permit Application No. 2001.11.15.3302 proposing to construct a new third story addition and a rear pedestrian bridge that extends from the third floor to grade in an RH-1 (Residential, House, Single-Family) District within the Bernal Heights Special Use District with a 30-X Height and Bulk Designation. The bridge was subject to a Variance, which was approved on September 26, 2001.

Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as proposed.

(Continued from Regular Meeting of August 22, 2002)

(Continued to the hearing of the Planning Director and Zoning Administrator for September 17, 2002)

5. 2001.0551D (B. FU: (415) 558-6613)
1782 QUESADA AVENUE - north side between Newhall and Third Streets, Lot 027 in Assessor's Block 5327 - Request for Discretionary Review of Building Permit Application No. 2001.02.12.1855 proposing to construct a new two-family, two-story over garage building on a vacant lot in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.

Preliminary Recommendation: Take Discretionary Review and modify design.

(Continued from Regular Meeting of August 22, 2002)

(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)

6. 2002.0689D (R. CRAWFORD: (415) 558-6358)
2270 9TH AVENUE - south side between 12th Avenue and Mesa Street. Assessor's Block 2861 Lot 025 - Request for Discretionary Review of Building Permit Application No. 2002.03.11.1023, to construct rear extensions of the second and third stories, in an RH-1(D) (Residential House, One Family, Detached) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued from Regular Meeting of August 22, 2002)
(Continued to the Hearing of the Planning Director and Zoning Administrator of September 17, 2002)
7. 2002.0702DDD (R. CRAWFORD: (415) 558-6358)
185-189 BROAD STREET - south side between Capitol and Plymouth Streets. Assessor's Block 7113 Lot 023 - Request for Discretionary Review of Demolition Permit Application No. 2001.10.20.1299 and Building Permit Application Nos. 2001 1020 1300 and 2001 1020 1301, to divide the subject property, demolish the existing house and construct two new two family residential buildings on the two new lots, in an RH-2 (Residential, House, Two Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and Modify Project
(Continued from Regular Meeting of August 22, 2002)
(Continued to the Hearing of the Planning Director and Zoning Administrator of September 17, 2002)
8. 2002.0671D (G. CABEROS: (415) 558-6169)
135 SEACLIFF DRIVE - south side between 26th and 27th Avenues, Lot 021 in Assessor's Block 1305 - Request for Discretionary Review of Building Permit Application No. 2001.12.14.5291 proposing to construct a roof deck and stair penthouse over an existing two-story single-family residence in an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of August 15, 2002)
(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)
9. 2002.0674D (G. CABEROS: (415) 558-6169)
2750 LAKE STREET - north side between 28th and 29th Avenues, Lot 007 in Assessor's Block 1330 - Request for Discretionary Review of Building Permit Application No. 2002.02.27.0160 proposing to construct habitable rooms over an existing one-story garage of a single-family residence in an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of August 15, 2002)
(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)
10. 2002.0474D (S. SANCHEZ: (415) 558-6679)
318 29TH AVENUE - east side between California and Clement Streets; Lot 046 in Assessor's Block 1405 - Staff-initiated request for Discretionary Review of Building Permit Application 2000/10/13/2953 proposing to demolish the existing three level single family dwelling (the project also proposes the new construction of a two-unit building under separate permit). The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the demolition application.

(Continued from Regular Meeting of August 15, 2002)

(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)

11. 2002.0706DD (R. CRAWFORD: (415) 558-6358)
950 CORBETT AVENUE - west side between Hopkins Avenue and Market Street. Assessor's Block 2799 Lot 013 - Request for Discretionary Review of Demolition Permit Application No. 2002.01.10.6628 and Building Permit Application No. 2002.01.10.6632, to demolish the existing two story one family dwelling and construct a new 5 story structure containing 3 dwelling units and 4 parking spaces, in an RM-1 (Residential Mixed, Low Density) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Do not take Discretionary Review and Approve Permits as submitted.
(Continued from Regular Meeting of August 22, 2002)
(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)
12. 2000.0413DD (M. WOODS: (415) 558-6315)
226 - 17th AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Mandatory Discretionary Review (under the Planning Commission Policy Requiring Review of Housing Demolition) of Demolition Permit Application No. 9914684 of a two-story, single-family dwelling and Discretionary Review of Building Permit Application No. 9914683S, requested by the public, proposing to construct a three-story, two-unit building. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Staff Recommendation: Do not take Discretionary Review and approve both applications as proposed.
(Continued from Regular Meeting of June 13, 2002)
(Continued to the hearing of the Planning Director and Zoning Administrator of September 17, 2002)
13. 2002.0174D (S. VELLVE: (415) 558-6263)
1515 - 18TH AVENUE - west side between Kirkham and Lawton Streets, Lot 001E in Assessor's Block 1864 - Request for Discretionary Review of Building Permit Application No. 2001.12.26.5915, proposing to construct a 11' X 12' deck and stairs 12' above grade at the rear of the single-family dwelling located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 26, 2002)
- 14a. 2002.0613JC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The project is subject to approval of a Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution (Case No. 2002.0613C, scheduled to be considered as item 13b on this

calendar). The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan and take public testimony as part of the Conditional Use Authorization (Continued from Regular Meeting of August 22, 2002)

(Continued to September 26, 2002)

- 14b. 2002.0613IC (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Request for a Conditional Use Authorization to allow conversion of a bed and breakfast inn (known as The Victorian Inn on the Park) to a post-secondary educational institution (Westmont College), with group housing for that institution. The proposal is to change the use of a 12-room, 25-guest bed and breakfast inn to a college dormitory for up to 30 students who participate in the Westmont College San Francisco Urban Studies program, pursuant to Planning Code Section 209.2(c), and to also use the property as a post-secondary educational institution, pursuant to Section 209.3(i). The subject property has 18 rooms and approximately 6,300 square feet in floor area on three floors, over a basement. The proposed new use will not require modification of the existing building. The Westmont College program is currently located at 3016 Jackson Street. The Project Site is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. *Should the Planning Commission hold a hearing on the Abbreviated Institutional Master Plan (Item 13a, above), this item will be continued.*

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 22, 2002)

(Continued to September 26, 2002)

15. 2002.0221C (J. MILLER: (415) 558-6344)
372-98 HAYES STREET - northeast corner at Gough Street, with additional frontage on Ivy Street, Lot 021 in Assessor's Block 809 - Request for authorization of Conditional Use for use size to permit the expansion of a full-service restaurant ("Absinthe" Restaurant and Bar) from approximately 2,975 to approximately 3,760 gross square feet (the Planning Code requires Conditional Use authorization for any use in excess of 3,000 gross square feet). The project would add a banquet room and meeting facility for up to 50 people, and would occupy an existing vacant commercial space, with no enlargement of the existing building. The site is in the Hayes-Gough Neighborhood Commercial District and in a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 22, 2002)

(Continued to September 26, 2002)

16. 2002.0155C (K. MCGEE: (415) 558-6367)
1221 OAKDALE AVENUE - south side, between Ingalls and Griffith; Lot 11 in Assessor's Block 4733 - Request for Conditional Use Authorization to construct an addition to a church in an RH-1 (Residential House - One Family) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 209.4(j). The proposal is to renovate the existing church and to construct a new addition to include a fellowship hall, offices, restrooms and chapel/meeting rooms and to construct an auxiliary structure to provide temporary housing.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 22, 2002)

(Continued to September 26, 2002)

17. 2002.0452D (T. TAM: (415) 558-6325)
75 MIRALOMA DRIVE - south side, between Juanita Way and Bengal Alley; Lot 34 in Assessor's Block 2973 - Discretionary Review request for Building Permit No. 2000.02.23.2627 to construct a new three-story-over-garage, single-family dwelling,

approximately 4,950 square feet in size (including garage) and 40 feet in height, on a presently vacant parcel. The subject property is currently located in an RH-1-D (Residential, House, One-Family, Detached) District and 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of August 1, 2002)

(Continued to September 26, 2002)

18. 2002.0333E (J. KUGLER (415) 558-5983)
270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition of an existing single-story unreinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Brosnan Street. The project site is located in the Mission Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Proposed for Continuance to September 26, 2002)
(Continued to September 26, 2002)
19. 2002.0630C (M. LI: (415) 558-6396)
1029-1033 JONES STREET - west side between California and Pine Streets, Lot 002 in Assessor's Block 0252 - Request for conditional use authorization to construct a 244-square-foot rooftop penthouse (12' 6" by 19' 6") that is above a height of 40 feet within an RM-4 (Residential, Mixed, High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of August 22, 2002)
(Continued to September 26, 2002)
20. 2002.0440C (D. SIDER: (415) 558-6697)
77-79 SHOTWELL STREET - east side, between 14th and 15th Streets; Lot 066 in Assessor's Block 3549 -Request for Conditional Use Authorization to allow [1] the construction of dwelling units pursuant to Planning Code Section 215(a) and [2] the creation of housing outside a Residential District not providing at least 25 percent of the total number of units as affordable units, pursuant to Board of Supervisors Resolution Number 500-02 (Amended Mission District Interim Controls) in an M-1 (Light Industrial) Zoning District, a Mixed-Use Housing Zone, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to construct a new building containing three dwelling units on a vacant lot.
Preliminary Recommendation: Approval with Conditions.
Continued from Regular Meeting of August 22, 2002)
(Continued to October 3, 2002)
21. 2002.0054D (D. JONES: (415) 558-6477)
496-498 ALVARADO STREET/ 947 NOE STREET- northeast corner of the intersection Noe and Alvarado Streets, Lot 0018 in Assessor's Block 3626 - Pursuant to Resolution 16078 a Request for Discretionary Review is required for the proposed dwelling unit merger of five existing units into three dwelling units located in an RH-2 neighborhood (Residential, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR and approve the proposed dwelling unit merger.

(Continued from Regular Meeting of August 15, 2002)

(Continued to October 10, 2002)

22. 2002.0217C (M. WOODS: (415) 558-6315)
3426-28 BALBOA STREET - north side, between 35th and 36th Avenues, Lot 14A in Assessor's Block 1578 - Request for Conditional Use authorization under Section 711.38 of the Planning Code to allow the conversion of a second floor residential use to non-residential use. The proposal is to convert the approximately 1,250 square-foot second story dwelling unit to office space within a two-story building containing retail space on the ground floor. A new dwelling unit would be located on the second and third floors of a three-story addition proposed for the rear of the building; the existing ground floor retail space would be expanded into the ground floor of the rear addition. The project site is in an NC-2 (Small-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 22, 2002)
(Continued to October 17, 2002)
23. 2002.0772D (G. NELSON (415) 558-6257)
438 21st AVENUE - East side between Geary Boulevard and Anza Street, Lot 032 in Assessor's Block 1524 - Mandatory discretionary review of Building Permit Application No. 2002.05.29.7730 proposing to demolish a single-family dwelling. A new four-story, two-unit building is proposed to be constructed at the subject property under a separate Building Permit Application. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued to October 17, 2002)
24. 2002.0609C (D. DIBARTOLO (415) 558-6291)
661 BROADWAY - south side between Grant Avenue and Stockton Streets; Lot 039 in Assessor's Block 0161 - Request for Conditional Use Authorization pursuant to Section 810.82 of the Planning Code to install a total of three antennas within two replacement flagpoles on the roof of the Royal Pacific Motor Inn, within the CCB Chinatown Community Business District and a 65-N Height and Bulk District. The site is a Preference 4 (Preferred, Commercial Building in a Mixed-Use District) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.
Preliminary Recommendation: Approval with conditions
(Continued to November 14, 2002)
25. (D. ALUMBAUGH: (415) 558-6601)
Resolution to enter into contract with Environmental Sciences Associates to perform the environmental analysis for the Central Waterfront Neighborhood Plan, a part of the Better Neighborhoods Program.
(Continued from Regular Meeting of August 22, 2002)
(Continued Indefinitely)
26. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 01 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District for Cingular Wireless. The site is a Preference 1 Location, a

public facility (Sewage Treatment Plant). The project is subject to a General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 22, 2002)

(Continued Indefinitely)

- 27a. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use is light industrial / warehousing. This project would include constructing a stair tower at the southwest corner of the building; the rest of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 22, 2002)
(Continued Indefinitely)
- 27b. 2002.0223BV (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Lot 1 in Assessor's Block 3749 - Request for off-street parking variance. The proposal would change the use of the subject property from light industrial/warehousing to office. Planning Code Section 151 requires an additional 11 off-street parking spaces for the proposed use. No new off-street parking is included in this project.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 22, 2002)
(Continued Indefinitely)
28. 2002.0325C (D. JONES: (415) 558-6477)
1111 JUNIPERO SERRA BOULEVARD - southeast corner of the intersection Shields Avenue and Junipero Sierra Boulevard, Lot 024 in Assessor's Block 7080- Request for Conditional Use Authorization to allow the installation of three (3) panel antennas onto the existing church steeple (Temple Methodist Church), and two (2) GPS antenna, mounted onto an outdoor equipment cabinet located on the south side of the church as part of a wireless telecommunication network preference level 2, pursuant to Planning Code section 209.6(b), in an RH-1 (Residential, Single-Family) District and a 40-X Height and Bulk District. As per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 25, 2002)
(Continued Indefinitely)

REPORT OF THE COMMITTEE ON THE REVISION OF THE AMERICAN MEDICAL ASSOCIATION'S RESOLUTIONS ON THE ETHICS OF MEDICINE, 1934

The American Medical Association's Committee on the Revision of the American Medical Association's Resolutions on the Ethics of Medicine, organized in 1932, has the honor to submit herewith its report. The committee has been organized to revise the American Medical Association's Resolutions on the Ethics of Medicine, which were adopted by the American Medical Association in 1906. The committee has been organized to revise the American Medical Association's Resolutions on the Ethics of Medicine, which were adopted by the American Medical Association in 1906. The committee has been organized to revise the American Medical Association's Resolutions on the Ethics of Medicine, which were adopted by the American Medical Association in 1906.

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SAN FRANCISCO
PLANNING COMMISSION

Regular Meetings

Thursdays,

August 29 & September 5, 2002

Article IV, Section 1 of the Rules and Regulations of the San Francisco Planning Commission states that "Regular Meetings of the Commission shall be open and public and shall be held each Thursday of each month except in any month where there are five Thursdays. Where there are five Thursdays in a month, the fifth Thursday of the month is cancelled." **August 29, 2002 is the fifth Thursday of this month and the Regular Meeting of the Planning Commission is canceled.**

Also, Article IV, Section 1 of the Planning Commission's Rules and Regulations requires that the Commission adopted a hearing schedule for the year at the beginning of each year. On January 17, and January 28, 2002, the Commission held a public hearing and adopted a hearing schedule for this year that cancelled various hearings in observance of holidays. **The Regular Meeting for September 5, 2002 was cancelled in observance of Rosh Hashanah.**

The next Regular Meeting of the Planning Commission is scheduled to be held on **Thursday, September 12, 2002.**

Linda D. Avery
Commission Secretary

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED--NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS.

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NOTICE OF CANCELLATION
SAN FRANCISCO
PLANNING COMMISSION
Thursday
September 19, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR SEPTEMBER 19, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. 2002.0592C (K. McGEE: (415) 558-6367)
45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 15, 2002)
(Continued to October 3, 2002)
2. 2002.0147C (S. SANCHEZ: (415) 558-6679)
1568 HAIGHT STREET (aka 1576-1580 HAIGHT STREET) - north side between Ashbury and Clayton Streets; Lot 017 in Assessor's Block 1231: Request for Conditional Use authorization under Planning Code Section 303 to allow modifications of existing Conditions of Approval for the subject use (a full-service restaurant and bar known as Martin Macks Haight Street Pub) and under Planning Code Section 186.1 to allow a 380 square foot expansion of the subject use into the vacant retail space to the east of the subject (within the existing building envelope). The project site consists of a two-story mixed-use building (two dwelling units above ground-floor commercial) located within the Haight Street Neighborhood Commercial District (NCD), Haight Street Alcohol Restricted Use Subdistrict (RUSD) and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued to November 7, 2002)

3. 2002.0726D (G. NELSON: (415) 558-6257)
2126 STEINER STREET - east side between California and Sacramento Streets; Lot 012 in Assessor's Block 0635 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application 2002.04.25.5037, proposing to convert a residential structure which has a legal use of 3 dwelling units and 8 guest rooms into a single-family dwelling. The proposal involves major interior alterations and exterior renovation which will not increase the existing envelope of the building. The property is located within an RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued to September 26, 2002)
4. 2002.0401C (D. DIBARTOLO: (415) 558-6291)
531-539 MISSION STREET - south side between First and Second Streets; Lots 068 and 063 in Assessor's Block 3721 - Request for a temporary (two year) Conditional Use authorization under Planning Code Section 156 (h) for public parking on a surface lot in a C-3-O District and a 550-S Height and Bulk District. The project site is composed of two lots. The proposal is to demolish the vacant three-story un-reinforced masonry building on Lot 083 and then to install a temporary up to 76-space surface parking lot on that site as well as the adjacent vacant site consisting of Lot 068. In April 2000, the Planning Commission approved an office project at the subject site. The proposed lot would be a temporary use, with authorization valid for two years maximum.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 15, 2002)
(Continued to September 26, 2002)
5. 2002.0745C (M. LI: (415) 558-6396)
450 SUTTER STREET - north side between Powell and Stockton Streets; Lot 006 in Assessor's Block 0285 - Request for Conditional Use Authorization pursuant to Section 219 (c) of the Planning Code to establish an office use of approximately 8,720 square feet, which will not provide on-site services to the general public, on the sixth floor of the 450 Sutter Medical-Dental Building within a C-3-R (Downtown Retail) District and an 80-130-F Height and Bulk District. The tenant will be the Asian Pacific Islander American Health Forum.
Preliminary Recommendation: Approval with conditions
(Continued to September 26, 2002)
6. 2002.0893DD (R. CRAWFORD: (415) 558-6358)
231 ORTEGA STREET - South side between 9th and 10th Avenues. Assessor's Block 2125 Lot 001F - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.06.10.8552 to demolish a existing single family house and a request for Discretionary Review Building Permit Application No. 2002.06.10.8558 and to construct a new single family house, in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk district.
Preliminary Recommendation: Take Discretionary Review and deny the demolition permit.
(Continued to October 3, 2002)
7. 2002.0576TM (P. LORD: (415) 558-6311)
SOUTH OF MARKET SPECIAL HALL OF JUSTICE LEGAL SERVICES DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code Sections 803.5 and 822 to include union halls as permitted principal uses in the South of Market Special Hall of Justice Legal Services District, to include Assessor's Block 3780 Lots 1

and 2 as part of the South of Market Special Hall of Justice Services District, and to correct citations and zoning map page number references; amending Zoning Map Sheet 8SU of the City and County of San Francisco to include Lots 1 and 2 of Block 3870 as part of the South of Market Special Hall of Justice Legal Services District; and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Continued from Regular Meeting of August 15, 2002)

(Continued to October 10, 2002)

8. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side, between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified as a Bar; the proposed use is Other Institution, Large for the Day Labor Program, sponsored by the Mission Housing Development Corporation. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
(Continued from Regular Meeting of August 22, 2002)
(Continued to October 3, 2002)

NOTICE: HOUSING ELEMENT OF THE GENERAL PLAN The Department has released the draft Housing Element of the General Plan for public review. In addition to the Data and Needs Analysis which was presented before the Commission last year, the draft Housing Element contains the proposed set of General Plan housing objectives and policies that provide the framework for addressing the City's need to house current and future residents. Implementation programs to be carried out by City agencies accompany each policy. Copies of the draft Housing Element are available at the Department's office, and on its web site <http://www.sfgov.org/planning/houseup.htm>).

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NOTICE OF CANCELLATION

SAN FRANCISCO

PLANNING COMMISSION

Thursday

September 26, 2002

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NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR SEPTEMBER 26, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

2002.0613[C]

(K. SIMONSON: (415) 558-6321)

301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan.

(Continued from Regular Meeting of September 12, 2002)

(Continued to October 10, 2002)

2002.0333E

(J. KUGLER (415) 558-5983)

270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition of an existing single-story unreinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Brosnan Street. The project site is located in the Mission

Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.

Preliminary Recommendation: Uphold the Mitigated Negative Declaration.

(Continued from Regular Meeting of September 12, 2002)

(Proposed for Continuance to October 17, 2002)

2002.0308E

(N. TURRELL: (415) 558-5994)

2501 CESAR CHAVEZ STREET - Appeal of Preliminary Negative Declaration.

Assessor's Block 4339, Lot 001. The approximately 30,745 square foot (sf) project site is located at the southwest corner of Kansas and Cesar Chavez Streets in the Bayview Hunters Point Neighborhood. The proposed project would involve the demolition of three one-story industrial buildings, and construction of a five-story, approximately 65 foot tall, 136,000 sf self storage building, containing about 1,100 self storage units, 1,000 sf of office space and 1,200 sf for a manager's residence. Seventeen off-street parking spaces would be provided on the ground floor of the proposed building. The site is zoned M-2 (Heavy Industrial), and is in a 65-J Height/Bulk District. The project would require a variance for providing less than the required number of off-street parking spaces, and for not providing loading spaces, bicycle spaces, or shower facilities. The proposed project is in the Industrial Protection Zone Special Use District.

Preliminary Recommendation: Uphold the Mitigated Negative Declaration

(Proposed for Continuance to November 7, 2002)

2002.0338C

(D. DiBARTOLO: (415) 558-6291)

1111 CALIFORNIA STREET - southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to replace one existing antenna and install one panel antenna on the existing garage structure. Both antennas would be surface-mounted on the façade of the existing parking garage. This installation would be part of the Cingular Wireless PCS telecommunications network within an RM-4 (Residential Mixed High Density) District and a 65-A Height and Bulk District. The site is a Preference 2 (Preferred, Co-location site) per the City & County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of August 15, 2002)

(Continued to October 10, 2002)

2001.0533E

(J. NAVARRETE: (415) 558-5975)

WATERFRONT MUSIC PAVILION - Appeal of Preliminary Mitigated Negative Declaration.

The approximately 54,312 square foot site is on the west side of The Embarcadero, in the block between Mission Street and Market Street, across from the Ferry Building. The site is currently used as a passive open space park. The proposed project is the location of an historic 1915 organ onto a landscaped site and the construction of a building to house the musical instrument and associated uses (additional information on the proposed project can be found at www.sfpavilion.org). The building would be about 80 feet wide, 50 feet deep and up to 60 feet in height on the Mission Street side. The remainder of the site would be improved with additional landscaping and remain as a park. The site would be used for free outdoor organ concerts as well as other performing arts programs year round, mostly on weekends and at lunchtime hours on weekdays. The site is within a P (Public) zoning district and Open Space (OS) height and bulk district.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Hearing of August 22, 2002)

(Continued to October 24, 2002)

SEP 30 2002

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Thursday, October 3, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR OCTOBER 3, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED--NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

2002.0592C

(K. McGEE: (415) 558-6367)

45 29TH STREET - south side, between San Jose Avenue and Mission Street; Lot 49 in Assessor's Block 6635 - Request for Conditional Use Authorization to permit a Public use (United States Post Office) in an NC -3 (Moderate-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, pursuant to Planning Code Section 712.83 and 790.80.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of September 19, 2002)

(Proposed for Continuance to November 17, 2002)

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NOTICE OF CANCELLATION SAN FRANCISCO PLANNING COMMISSION

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OCT 15 2002
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Thursday October 17, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR OCTOBER 17, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED--NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. 2002.0333E (J. KUGLER (415) 558-5983)
270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition of an existing single-story unreinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Brosnan Street. The project site is located in the Mission Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Continued from Regular Meeting of September 26, 2002)
(Continued to November 14, 2002)
2. 2002.0124E (L. KIENKER: (415) 558-5970)
2815 DIAMOND STREET (AKA Glen Park Marketplace) - **Appeal of a Preliminary Negative Declaration.** The project site is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 8,759 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 22,520 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces, as well as the removal of 25 existing metered public parking spaces. An existing sewer line beneath Lot 29 would be realigned into Wilder and Diamond Streets and the easement vacated as part of the

project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional use authorizations for use and lot size and variances to modify parking, rear yard, dwelling unit exposure, and open space requirements.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued to November 21, 2002)

3. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Draft Environmental Review Public Hearing. Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a surface parking lot. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. [The rezoning is in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1]. The third parcel to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units, about 60,000 gsf of retail, about 50,000 gsf of office space, and about 960 underground parking spaces. Eighty-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the bases would enclose a landscaped courtyard at the third level. Two residential towers would be constructed above the bases to total heights of approximately 350 feet and 400 feet above the ground surface level, respectively.
Preliminary Recommendation: No Action Required
(Continued to October 24, 2002)

4. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Draft Environmental Review Public Hearing. Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development project"). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The project proposed rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The rezoning is in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units (about 910,000 gsf) and about 30,000 gsf of retail space. It would include about 880 enclosed parking spaces and five loading spaces for the use of the development, and about 270 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall base would cover the site. Two residential towers would be constructed above the base to total heights of approximately 350 feet and 400 feet above the ground surface level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex.
Preliminary Recommendation: No Action Required

(Continued to October 24, 2002)

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NOTICE OF CANCELLATION SAN FRANCISCO PLANNING COMMISSION

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OCT 21 2002

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Thursday
October 24, 2002

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE SAN FRANCISCO PLANNING COMMISSION FOR OCTOBER 24, 2002 IS CANCELED.

EFFECTIVE JULY 1, 2002: WITH THE PASSAGE OF PROPOSITION D IN MARCH 2002, THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO WAS AMENDED TO AFFECT THE APPOINTMENTS AND TERMS OF THE PLANNING COMMISSION. NOMINEES MADE BY BOTH THE MAYOR AND THE PRESIDENT OF THE BOARD OF SUPERVISORS MUST BE CONFIRMED BY THE FULL BOARD OF SUPERVISORS. AT PRESENT, ONLY THREE NOMINEES HAVE BEEN CONFIRMED—NOT ENOUGH TO HOLD A LEGAL MEETING OF THE PLANNING COMMISSION. UNTIL THE PROCESS IS COMPLETE AND THE NOMINEES HAVE BEEN CONFIRMED AND SWORN IN, THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT HAVE THE REQUIRED PLANNING COMMISSION TO HEAR AND ACT ON LAND USE MATTERS. THEREFORE, THE ITEMS LISTED BELOW ARE CONTINUED AS INDICATED:

1. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a surface parking lot. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. [The rezoning is in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1]. The third parcel to be rezoned is 345 Main Street, Lot 9 in Assessor's Block 3745. The development project would consist of up to 820 residential units, about 60,000 gsf of retail, about 50,000 gsf of office space, and about 960 underground parking spaces. Eighty-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the bases would enclose a landscaped courtyard at the third level. Two residential towers would be constructed above the bases to total heights of approximately 350 feet and 400 feet above the ground surface level, respectively.
Preliminary Recommendation: No Action Required
(Continued to November 14, 2002)
2. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development project"). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning

part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The project proposed rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The rezoning is in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units (about 910,000 gsf) and about 30,000 gsf of retail space. It would include about 880 enclosed parking spaces and five loading spaces for the use of the development, and about 270 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall base would cover the site. Two residential towers would be constructed above the base to total heights of approximately 350 feet and 400 feet above the ground surface level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex.
Preliminary Recommendation: No Action Required
(Continued to November 14, 2002)



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 31, 2002
1:30 PM

Article IV, Section 1 of the Rules and Regulations of the San Francisco Planning Commission states that "Regular Meetings of the Commission shall be open and public and shall be held each Thursday of each month except in any month where there are five Thursdays. Where there are five Thursdays in a month, the fifth Thursday of the month is cancelled." **October 31, 2002 is the fifth Thursday of this month and the Regular Meeting of the Planning Commission is canceled.**

Linda D. Avery
Commission Secretary

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

**Thursday
November 7, 2002**

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, November 7, 2002** has been canceled. The following items are continued as indicated:

1. 2002.0313CV (A. LIGHT: (415) 558-6254)
525-527 GOUGH STREET - west side between Grove and Fulton Streets, Lot 34 and 40, in Assessor's Block 793 -- Request for a Conditional Use authorization to develop a lot that is larger than 9,999 square feet in an NC-3 zoning district; a request for a waiver for the rear yard requirement in a Neighborhood Commercial District, and a Variance from the dwelling unit exposure requirement. The project lies within an NC-3 (Neighborhood Commercial, Moderate Scale) District and within a 50-X Height and Bulk District. This proposal is to demolish an existing automobile repair garage on a 5,776 square-foot lot, merge that lot with a 7,017 square-foot vacant adjacent lot, and construct a five-story-over-two-level-base-ment building containing approximately 4,800 square feet of retail on the ground level, 26 parking spaces on the basement level, and 21 dwelling units on the upper four levels. The proposed lot would be approximately 12,800 square feet in area, exceeding 9,999 square feet in an NC-3 zoning district, therefore requiring a Conditional Use authorization. The ground level rear portion of the building encroaches 25'-4" into the 34'-5" required yard area with successive 10'-0" step backs at the second, fourth and fifth levels. Therefore, the project also requires a 25'-4" rear yard waiver as well as a 6'-0" dwelling unit exposure variance from the 25'-0" dwelling unit exposure requirement for the five dwelling units at the first and second levels at the rear.
(Continued to November 21, 2002)
2. 2002.0872CR (B. FU: (415) 558-6613)
505 SHOTWELL STREET - eastside of Shotwell Street, between 19th Street and 20th Street, Lot 059, Assessor's Block 3594 - Request for Conditional Use Authorization pursuant to Section 234.2 of the Planning Code to install a wireless telecommunications facility consisting of six (6) panel antennas and related equipment at an existing three-story publicly-used structure (a fire station) as a part of AT&T's wireless telecommunications network within a P (Public) Zoning District and a 50-X Height and Bulk Designation.
Preliminary Recommendation: Approve as Proposed
(Continued to January 9, 2003)

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 14, 2002
1:30 PM
Regular Meeting

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Commissioners: Michael J. Antonini; Rev. Edgar E. Boyd; Shelley Bradford Bell; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Michael J. Antonini; Rev. Edgar E. Boyd; Shelley Bradford Bell; Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE -- NOTE: THIS CATEGORY IS BEING TAKEN OUT OF ORDER AND WILL FOLLOW DIRECTOR'S REPORT.

B. COMMISSION MATTERS

1. Election of Officers
2. Overview of Public Meeting Laws (Brown Act and Sunshine Ordinance) and Overview of Conflict of Interest, Financial Disclosure and Other Governmental Ethics Laws
3. Consideration of Adoption - draft minutes of June 13, 20, and 27, 2002
4. Commission Comments

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Scheduling Commission Items and Upcoming Briefing Schedule
7. Review of Past Week's Events at the Board of Supervisors and Board of Permit Appeals
8. Consideration of Adoption - draft minutes of Planning Director and Zoning Administrator's Meetings of October 10, 17, and 24, 2002.

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Planning Commission will consider a request for continuance to a later date. The Planning Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 9a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Request for Conditional Use approval under Planning Code Sections 215 and 304 to develop a mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 gross square feet of commercial space, and a 250-space garage, with exceptions from rear yard requirements of Section 134, and subject to mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone. Preliminary Recommendation: No recommendation. See staff report.

NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.

(Continued from Regular Meeting of September 12, 2002)
(Proposed for Continuance to November 21, 2002)

- 9b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, through lots with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800 - Mandatory Discretionary Review under Planning Commission Resolution No. 16202 for the demolition of two industrial buildings within the Industrial Protection Zone and the construction of a mixed-use Planned Unit Development in an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District and within the Industrial Protection Zone.
Preliminary Recommendation: No recommendation. See staff report.
NOTE: On June 20, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained a motion to approve. The motion failed to carry by a +2 -3 vote. Commissioners Baltimore, Chinchilla and Theoharis voted no. Commissioners Fay and Salinas were absent. At the call of the Chair, the matter was continued to July 11, 2002.
(Continued from Regular Meeting of September 12, 2002)
(Proposed for Continuance to November 21, 2002)
- 10a. 2002.0934AKXV (M. LUELLEN: (415) 558-6478)
333 GRANT AVENUE - on the west side between Bush and Sutter Streets, at Harlan Place, on Assessor's Block 286, Lot 002 in a C-3-R (Downtown Retail) District, and an 80-130-F Height and Bulk District. The subject property is Landmark No. 141 under Article 10; is rated as a Category I (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District under Article 11. The project requests a Review under Planning Code Section 309 for exterior alterations for conversion of the existing vacant office building into a mixed-use building with ground floor retail and up to 45 dwelling units, for a rear yard exception as permitted under Section 134(d), and for a height exception as permitted under Section 263.8. The project is also the subject of a requested Variance of Planning Code standards for parking and dwelling unit exposure, to be heard concurrently.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to November 21, 2002)
- 10b. 2002.0934AKXV (M. LUELLEN: (415) 558-6478)
333 GRANT AVENUE - on the west side between Bush and Sutter Streets, at Harlan Place, on Assessor's Block 286, Lot 002 in a C-3-R (Downtown Retail) District, and an 80-130-F Height and Bulk District. The subject property is Landmark No. 141 under Article 10; is rated as a Category I (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District under Article 11. Request for a Variance of Planning Code standards for parking, to provide zero spaces where up to ten off-street parking spaces would be required, and for dwelling unit exposure (Section 140), for a new residential use in a vacant former office building. The project is the subject of a Review under Section 309, to be heard concurrently.
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to November 21, 2002)
11. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - **Draft Environmental Review Public Hearing.** Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a surface parking lot. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is under review

to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. [The rezoning is in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1]. The third parcel to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units, about 60,000 gsf of retail, about 50,000 gsf of office space, and about 960 underground parking spaces. Eighty-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the bases would enclose a landscaped courtyard at the third level. Two residential towers would be constructed above the bases to total heights of approximately 350 feet and 400 feet above the ground surface level, respectively.

Preliminary Recommendation: No Action Required
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to November 26, 2002)

12. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Draft Environmental Review Public Hearing. Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development project"). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The project proposed rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The rezoning is in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units (about 910,000 gsf) and about 30,000 gsf of retail space. It would include about 880 enclosed parking spaces and five loading spaces for the use of the development, and about 270 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall base would cover the site. Two residential towers would be constructed above the base to total heights of approximately 350 feet and 400 feet above the ground surface level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex.
Preliminary Recommendation: No Action Required
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to November 26, 2002)
13. 2002.0333E (J. KUGLER (415) 558-5983)
270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition of an existing single-story un-reinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Brosnan Street. The project site is located in the Mission

Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.

Preliminary Recommendation: Uphold the Mitigated Negative Declaration.

(Continued from Regular Meeting of September 12, 2002)

(Proposed for Continuance to December 5, 2002)

- 14a. 2002.0466EIKXC (M. LI: (415) 558-6396)
555 and 575 MARKET STREET - south side between 1st and 2nd Streets; Lots 057 and 058 in Assessor's Block 3708 - Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including: an exception to the separation of towers requirements as permitted in Section 132.1(c)(2), an exception to the rear yard requirements as permitted in Section 134(d), and an exception to the bulk requirements as permitted in Sections 270 and 272. The proposal is to allow (a) the relocation of approximately 81,700 square feet of office space from 575 Market Street to 555 Market Street, (b) the conversion of approximately 241,400 square feet of office space at 575 Market Street to 134 dwelling units, and (c) the provision of approximately 136 independently accessible parking spaces with valet service providing a total of approximately 176 parking spaces. The project site lies within a C-3-O (Downtown Office) District and a 300-S and 500-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to December 5, 2002)
- 14b. 2002.0466EIKXC (M. LI: (415) 558-6396)
555 and 575 MARKET STREET, south side between 1st and 2nd Streets; Lots 057 and 058 in Assessor's Block 3708 - Request for conditional use authorization to provide off-street parking that exceeds an amount classified as accessory. The proposal is to allow (a) the relocation of approximately 81,700 square feet of office space from 575 Market Street to 555 Market Street, (b) the conversion of approximately 241,400 square feet of office space in 575 Market Street to 134 dwelling units, and (c) the provision of approximately 136 independently accessible parking spaces with valet service providing a total of approximately 176 parking spaces. The project site lies within a C-3-O (Downtown Office) District and a 300-S and 500-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to December 5, 2002)
15. 2002.0618C (D. SIDER: (415) 558-6697)
560 VALENCIA STREET - west side between 16th and 17th Streets; Lot 009 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow the establishment of a nonresidential use size in excess of 2,999 square feet pursuant to Planning Code Section 726.21 and 790.130 and in excess of 2,000 square feet pursuant to Board of Supervisors Resolution Number 500-02 (Mission District Interim Controls) in the Valencia NCD (Valencia Street Neighborhood Commercial District), the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to subdivide an existing furniture store of 7,630 gross square feet into two smaller establishments of 3,191 gross square feet each. The use of the northern bay would be converted to that of a full-service restaurant as defined by Planning Code Section 726.42 while the southern bay would remain a retail use as defined by Planning Code Section 726.40. Exterior alterations are limited to storefront improvements for each bay.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to December 12, 2002)

16. 2002.0851D (G. CABREROS: (415) 558-6169)
52 CERVANTES BOULEVARD - north side between Fillmore and Beach Streets, Lot 007 in Assessor's Block 0443A - Request for Discretionary Review of Building Permit Application No. 2002.02.25.9981 proposing to construct a three-story horizontal addition to the rear of an existing single-family residence in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to December 12, 2002)
- 17a. 2002.0937DD (K. SIMONSON: (415) 558-6321)
355-57 20th AVENUE - west side between Geary Boulevard and Clement Street, Lot 11 in Assessor's Block 1452 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2001.12.06.4674, proposing to demolish a two-story over garage building containing two dwelling units. The subject property is in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
(Proposed for Continuance to December 12, 2002)
- 17b. 2002.0937DD (K. SIMONSON: (415) 558-6321)
355-57 20th AVENUE - west side between Geary Boulevard and Clement Street, Lot 11 in Assessor's Block 1452 - Request for Discretionary Review of Building Permit Application 2001.12.06.4676S, to construct a new three-story over garage building containing three dwelling units. The subject property is in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to December 12, 2002)
18. 2000.0413DD & 2002.0874DD (M. WOODS: (415) 558-6315)
226 17th AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Permit Application No. 9914684 for the demolition of a two-story, single-family dwelling and Discretionary Review of Building Permit Application No. 9914683S, requested by the public, proposing to construct a three-story, two-unit building. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Staff Recommendation: Do not take Discretionary Review and approve both applications as proposed.
(Continued from Regular Meeting of October 10, 2002)
NOTE: On October 10, 2002, following public testimony the Planning Director closed public hearing and continued the matter to November 14, 2002, so project sponsor can respond to questions raised by the Zoning Administrator.
(Proposed for Continuance to January 16, 2003)
19. 2002.0609C (D. DIBARTOLO (415) 558-6291)
661 BROADWAY - south side between Grant Avenue and Stockton Streets; Lot 039 in Assessor's Block 0161 - Request for Conditional Use Authorization pursuant to Section 810.82 of the Planning Code to install a total of three antennas within two replacement flagpoles on the roof of the Royal Pacific Motor Inn, within the CCB Chinatown Community Business District and a 65-N Height and Bulk District. The site is a Preference 4 (Preferred, Commercial Building in a Mixed-Use District) per the City &

County of San Francisco's Wireless Transmission Services (WTS) Facilities Siting Guidelines.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 12, 2002)
(APPLICATION WITHDRAWN)

E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, they must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

20. 2002.0772DDD (G. NELSON: (415) 558-6257)
438 21ST AVENUE - between Anza Street and Geary Boulevard, Lot 032 in Assessor's block 1524 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, and Discretionary Review requested by a member of the public of Building Permit Application Nos. 2002.05.29.7730 and 2002.05.29.7735, proposing to demolish an existing three-story, single-family dwelling and build a new, four-story, two-family dwelling, in an RH-2 (Residential, Two-Family) Zoning District and a 40-X Height and Bulk District.

Preliminary recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of October 24, 2002)

NOTE: On October 17, 2002, following public testimony, the Director closed the public hearing. The Director recommended approval of Building Permit Application No. 2002.05.29.7730, proposing to demolish an existing single-family dwelling. The Director continued for one week his recommendation on Building Permit Application No. 2002.05.29.7735, proposing to construct a new two-family dwelling, to allow for additional staff review of the proposed design.

NOTE: On October 24, 2002, without further hearing, this matter was continued to November 14, 2002 to be considered by the Planning Commission.

G. REGULAR CALENDAR

21. **Briefing on Conditional Uses/PUD**

22. 2002.06131 (K. SIMONSON: (415) 558-6321)
301 LYON STREET - northwest corner of Lyon and Fell Streets, Assessor's Block 1207, Lot 8 - Report to the Planning Commission on the filing of an Abbreviated Institutional Master Plan (AIMP) for Westmont College, San Francisco Urban Program. The AIMP is for the proposed relocation of the post-secondary institution from 3016 Jackson Street to 301 Lyon Street. Pursuant to Planning Code Section 304.5(d), the Planning Commission shall be informed of the filing of the AIMP. *The Commission may, at its option, choose to hold or not hold a public hearing on the plan, for the receipt of public testimony only. Such hearing would not be for the purpose of approving or disapproving the AIMP.* (The Conditional Use authorization to allow the property to be used as a post-secondary institution and group housing for a post-secondary institution, Case No. 2002.0613C, was heard and approved at the Director's Hearing on September 26, 2002.) The property is City Landmark No. 128, and is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not hold public hearing on Abbreviated Institutional Master Plan

- 23a. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 001 in Assessor's Block 5280 - General Plan Referral per the San Francisco Charter Section 4.105 and Section 3.011 and 3.012 of the Administrative Code in order to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District. The carrier is Cingular Wireless. The site is a Preference 1 Location, a publicly used structure (owned by the San Francisco Public Utilities Commission). The project is also subject to Conditional Use Authorization. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
- 23b. 2002.0441CR (K. McGEE: (415) 558-6367)
1701 JERROLD AVENUE - south west corner of Quint and Jerrold Streets; Lot 001 in Assessor's Block 5280 - Request for Conditional Use Authorization per Planning Code Section 209.6 and Section 303 to install three panel antennas, one GPS antenna, and three associated equipment cabinets in a P (Public Use) Zoning District and in a 65-J Height and Bulk District. The carrier is Cingular Wireless. The site is a Preference 1 Location, a publicly used structure (owned by the San Francisco Public Utilities Commission). The project is also subject to a General Plan Referral.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
24. 2002.0873C (K. McGEE: (415) 558-6367)
720 VALENCIA STREET - west side of Valencia Street between 18th and 19th Street; Assessor's Block 3588, Lot 003 - Request for Conditional Use Authorization to construct an addition of approximately 370 square feet to the existing animal hospital, the Mission Pet Hospital, located on the ground level, per Planning Code Section 726.62. The proposed total square footage would be 2,195 square feet and requires Conditional Use Authorization per the amended Mission District Interim Controls for a non-residential use size in excess of 2,000 square feet. The project resides in the Valencia Neighborhood Commercial Zoning District and is in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
- 25a. 2000.914EKQV (J. MILLER: (415) 558-6344)
650-666 EDDY STREET - north side between Polk and Larkin Streets, with additional frontage on Willow Street, Lots 11 and 12 in Assessor's Block 740 - Request for a Conditional Use authorization for height over 40 feet in an "R" District, findings as required for the Residential Special Use District, and off-street parking in excess of accessory amounts, to permit the construction of a new residential building (with up to 87 dwelling units), eight stories over a ground floor containing retail space and a parking garage with up to 48 spaces where 33 are permitted, after demolition of an auto-repair garage. The project has been redesigned to eliminate the need for a bulk exception. The site is in an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Residential Special Use District No. 1, and an 80-T Height and Bulk District, and is also the subject of requested Variances of Planning Code standards for rear-yard area and dwelling unit exposure, to be heard concurrently.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)

- 25b. 2000.914EKCVC (J. MILLER: (415) 558-6344)
650-666 EDDY STREET - north side between Polk and Larkin Streets, with additional frontage on Willow Street, Lots 11 and 12 in Assessor's Block 740 - Request for Variances of Planning Code standards for rear-yard area and dwelling unit exposure pursuant to the construction of a new residential building (with up to 87 dwelling units). The project is in an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Residential Special Use District No. 1, and an 80-T Height and Bulk District, and is also the subject of a requested Conditional Use authorization for height over 40 feet in an "R" District, findings as required for the Residential Special Use District, a bulk exception, and off-street parking in excess of accessory amounts, to be heard concurrently.
(Continued from Regular Meeting of October 24, 2002)
26. 2002.0575C (M. SNYDER: (415) 575-6891)
3537-3561 19TH STREET - parcel bounded by 19th Street on the north, San Carlos Street on the east, and Lexington on the west, Lot 104 in Assessor's Block 3596 - Request for Conditional Use authorization under Planning Code Section 209.6(b) to install a total of 6 panel antennas, and associated equipment cabinets, as part of a wireless transmission network operated by AT&T Wireless. The site is within an RH-3 (House, Three-family) District and a 50-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public utility structure. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
27. **Briefing on Discretionary Reviews**

E. DISCRETIONARY REVIEW HEARING

At Approximately **4:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

28. 2002.0773D (M. WOODS: (415) 558-6315)
455 8TH AVENUE - west side between Geary Boulevard and Anza Street, Lot 8 in Assessor's Block 1536 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Permit Application No. 2001.02.01.1130 for the demolition of a three-story, single-family dwelling. (The project also proposes the new construction of a three-unit building under separate permit.) The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 24, 2002)
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
29. 2002.0671D (G. CABREROS: (415) 558-6169)
135 SEA CLIFF AVENUE - south side between 26th and 27th Avenues, Lot 021 in Assessor's Block 1305 - Request for Discretionary Review of Building Permit Application No. 2001.12.14.5291 proposing to construct a roof deck and stair penthouse over an

existing two-story single-family residence in an RH-1(D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of October 24, 2002)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Director of Planning or the Zoning Administrator will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

Adjournment:

Special Issue: The 2004 American Statistical Association Meeting
Abstracts of the 2004 American Statistical Association Meeting

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Tuesday, November 26, 2002

12:30 PM
Special Meeting

DOCUMENTS DEPT.

NOV 25 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Monday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*87A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0446E (B. HELBER: (415) 558-5968)
40-50 LANSING STREET - Preliminary Mitigated Negative Declaration. The proposed project involves the construction of a 155,000 gsf, 8-story residential building containing 81 dwelling units with 81 off-street parking spaces on 2 below-grade garage levels and the demolition of the existing 56,250 gsf, 3-story light-industrial building. The site is located at 40-50 Lansing Street, on Assessor's Block 3749, Lot 11, in the Rincon Hill area. The 20,205 sf site fronts on Guy Place and Lansing Street, between First and Second Streets. Two on-street loading spaces are planned; one on Guy Place and one on Lansing Street. The site is within a RC-4 (Residential Commercial Combined, High Density) zoning district, the Rincon Hill Special Use Subdistrict and an 84-X height and bulk district. The project would require variances from the following provisions of the Planning Code: Freight Loading; dwelling unit exposure; and from the Rincon Hill Special Use District; and Conditional Use authorization for construction of a residential structure over 40 feet tall.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to January 16, 2003)

B. COMMISSION MATTERS

2. Commission Comments/Questions

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Permit Supervisors

D. REGULAR CALENDAR

5. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Public Hearing on Draft Environmental Impact Report (DEIR). Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a surface parking lot. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area

Plan, a part of the San Francisco General Plan. [The rezoning is in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1]. The third parcel to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units, about 60,000 gsf of retail, about 50,000 gsf of office space, and about 960 underground parking spaces. Eighty-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the bases would enclose a landscaped courtyard at the third level. Two residential towers would be constructed above the bases to total heights of approximately 350 feet and 400 feet above the ground surface level, respectively.

Preliminary Recommendation: No Action Required

(Continued from Regular Meeting of November 14, 2002)

6. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Draft Environmental Review Public Hearing. Rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development project"). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The project proposed rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is under review to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The rezoning is in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745. The development project would consist of up to 820 residential units (about 910,000 gsf) and about 30,000 gsf of retail space. It would include about 880 enclosed parking spaces and five loading spaces for the use of the development, and about 270 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall base would cover the site. Two residential towers would be constructed above the base to total heights of approximately 350 feet and 400 feet above the ground surface level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex.
Preliminary Recommendation: No Action Required
(Continued from Regular Meeting of November 14, 2002)
7. 2000.048E (J. KUGLER: (415) 558-5983)
TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT - Public Hearing on the Draft Environmental Impact Statement /Draft Environmental Impact Report (DEIS/DEIR). The proposed project has three major components: the construction of a multi-modal Terminal on the site of the present Terminal (that would be demolished) at Mission and First Streets; an underground extension of Caltrain commuter rail service from its current San Francisco terminus at Fourth and Townsend Streets to a new terminus underneath the proposed new Transbay Terminal; and establishment of a Redevelopment Area Plan with related development projects, including transit-oriented development in the vicinity of the new multi-modal Transbay Terminal. The proposed Redevelopment Area would generally be bound by Mission, Main, Spear, Folsom, Essex, I-80, Second and Minna Streets. Other subordinate components of the project include a temporary bus terminal facility at Beale and Folsom Streets to be used during construction of the new Transbay Terminal; a new, permanent off-site bus storage/layover facility; reconstructed bus ramps leading to the new Transbay Terminal; and a redesigned Caltrain storage yard.
Preliminary Recommendation: Receive Comments, No Action Required

Note: Written comments will be accepted at the Planning Department's offices until the close of business on December 6th.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Director of Planning or the Zoning Administrator will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

Adjournment:



ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 26, 2002**

**12:30 PM
Regular Meeting**

DOCUMENTS DEPT.

NOV 25 2002

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

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Commission Secretary: Linda D. Avery

12:30 P.M.

C. DIRECTOR'S REPORT

- 4a. Informational presentation on Board of Supervisor's legislation which would establish a Special Use District at Fourth Street and Freelon Street. The proposed special use district would permit increased residential density, greater height and create affordable housing. NO ACTION REQUIRED.

Mathematics

Chapter 1: Introduction

Mathematics is the study of quantity, structure, and change. It is a fundamental part of science and technology.

1.1 Numbers and Operations

1.1.1 Addition and Subtraction

Addition and subtraction are the two basic operations of arithmetic. They are used to combine or separate quantities.

1.1.2 Multiplication and Division

Multiplication and division are the two basic operations of arithmetic. They are used to find the product or quotient of two numbers.

1.2 Fractions and Decimals

Fractions and decimals are two ways of representing parts of a whole. They are used to express quantities that are not whole numbers.

Chapter 2: Geometry

Geometry is the study of shapes and their properties. It is a branch of mathematics that deals with the measurement and relationships of points, lines, and surfaces.

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, November 28, 2002*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, November 28, 2002* has been canceled for the Thanksgiving Holiday. The next Regular Meeting of the Planning Commission will be held on *Thursday, December 5, 2002*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE

GERALD G. GREEN, DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

DOCUMENTS DEPT.

NOV 25 2002

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 21, 2002
12:30 PM
Regular Meeting

DOCUMENTS DEPT.

NOV 18 2002

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues

you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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12:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Mandatory Discretionary Review for a change of use per the Mission District Interim Controls (Board of Supervisors Resolution Number 518-01). The existing use is classified as a Bar; the proposed use is Other Institution, Large for the Day Labor Program, sponsored by the Mission Housing Development Corporation. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 17, 2002)
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 17, 2002)
NOTE: On October 17, 2002, the Planning Director continued this matter to November 21, 2002 and requested that the Project Sponsor provide staff with a traffic analysis. Public Hearing is open.
(Proposed for Continuance to December 5, 2002)
2. 2002.0124E (L. KIENKER: (415) 558-5970)
2815 DIAMOND STREET (AKA Glen Park Marketplace) - **Appeal of a Preliminary Negative Declaration** - The project site is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 8,759 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 22,520 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces, as well as the removal of 25 existing metered public parking spaces. An existing sewer line beneath Lot 29 would be realigned into Wilder and Diamond Streets and the easement vacated as part of the project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional use authorizations for use and lot size and variances to modify parking, rear yard, dwelling unit exposure, and open space requirements.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to December 5, 2002)
- 3a. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - Amendment to the Planning Code to 1) add Section 249.23 for the creation of a Special Use District, the Haight Street Senior Affordable Housing Special Use District, and allowing the following exceptions from Code requirements upon approval as a Conditional Use: residential density bonus of up to 6 senior affordable dwelling units, in addition to the 34 dwelling units as permitted under RM-1 District (for a total of 40 units); and modifications or exceptions to rear yard, dwelling unit exposure, useable open space, and off-street parking requirements in the

RM-1 District, and 2) amendment to the Planning Code to add Section 263.16 to create a special height control for the Haight Street Senior Affordable Housing Special Use District, and allowing up to a maximum maximum of the 60-X Height and Bulk District standards.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of October 24, 2002)

(Proposed for Continuance to December 19, 2002)

- 3b. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - 1) Amendment to the Zoning Map (Sheet 7) to create and delineate the Haight Street Senior Affordable Housing Special Use District to include the above-referenced property, and 2) Amendment to the Zoning Map (Sheet 7H) to change the Height and Bulk District classification from 40-X to 60-X for the above-referenced property.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to December 19, 2002)
- 3c. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - Request for Conditional Use authorization to remodel and horizontally expand the existing Third Church of Christ Scientist building, and to demolish the classroom wings, and the Reading Room building, located on the west portion of the site, for the development of a 40-unit affordable senior housing facility. Most of the construction work would occur within the existing building envelope, except for an approximately 800 square-foot addition at the rear of the Church. The existing Third Church of Christ Scientist building is approximately 60 feet tall and is in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to December 19, 2002)
4. 2002.0814DD (M. SMITH: (415) 558-6322)
125 MONO STREET - west side of the street between 19th and Eagle Streets; Lot 028 in Assessor's Block 2711 - Mandatory Discretionary Review, under Planning Commission's policy requiring review of housing demolition, of Building Permit Application 2001.01.11.9675 proposing to demolish an existing one-story, single-family building. The proposal also includes new construction of a two-story over garage two-family dwelling under Building Permit Application 2001.01.11.9677 which is also subject to a request for Discretionary Review. The property is located within a RH-2 (Residential House, Two-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 17, 2002)
(Proposed for Continuance to January 9, 2003)
- 5a. 2002.1001C (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Conditional Use authorization pursuant to Section 717.39 of the Planning Code to demolish an existing two-story, two-family dwelling within the Outer Clement Neighborhood Commercial District a 40-X Height and Bulk District. The proposal is also to construct a new, four-story, 3-unit condominium building with three off-street parking spaces.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of October 24, 2002)
(Proposed for Continuance to January 23, 2003)

- 5b. 2002.1113D (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Discretionary review of Building Permit Application No. 2002.06.13.8994, proposing to construct a new, four story, 3-unit condominium building with three off-street parking spaces, within the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to January 23, 2003)

B. COMMISSION MATTERS

6. (CLERK OF THE BOARD)
Drawing of Term Lots
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Permit Appeals
10. Briefing on CEQA (California Environmental Quality Act)
11. Briefing on Annual Limitation Program

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

- 12a. 2002.0934AKXV (M. LUELLEN: (415) 558-6478)
333 GRANT AVENUE - on the west side between Bush and Sutter Streets, at Harlan Place, on Assessor's Block 286, Lot 002 in a C-3-R (Downtown Retail) District, and an 80-130-F Height and Bulk District. The subject property is Landmark No. 141 under Article 10; is rated as a Category I (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District under Article 11. The project requests a Review under Planning Code Section 309 for exterior alterations for conversion of the existing vacant office building into a mixed-use building with ground floor retail and up to 45 dwelling units, for a rear yard exception as permitted under Section 134(d), and for a height exception as permitted under Section 263.8. The project is also the subject of a requested Variance of Planning Code standards for parking and dwelling unit exposure, to be heard concurrently.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 14, 2002)

- 12b. 2002.0934AKXV (M. LUELLEN: (415) 558-6478)
333 GRANT AVENUE - on the west side between Bush and Sutter Streets, at Harlan Place, on Assessor's Block 286, Lot 002 in a C-3-R (Downtown Retail) District, and an 80-130-F Height and Bulk District. The subject property is Landmark No. 141 under Article 10; is rated as a Category I (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District under Article 11. Request for a Variance of Planning Code standards for parking, to provide zero spaces where up to ten off-street parking spaces would be required, and for dwelling unit exposure (Section 140), for a new residential use in a vacant former office building. The project is the subject of a Review under Section 309, to be heard concurrently.
(Continued from Regular Meeting of November 14, 2002)
13. 2002.1229E (R.COOPER: (415) 558-5974)
SAN FRANCISCO CRUISE TERMINAL MIXED-USE PROJECT AND BRANNAN STREET WHARF PROJECT. Certification of the Revised Final Supplemental Environmental Impact Report (FSEIR). The proposed project would involve two components: 1) the construction of two berths (including necessary dredging) and a new terminal for cruise ships that call at the Port of San Francisco, as well as ancillary commercial development, all on Pier 30-32 (Block 9900, Lots 30 and 32); and 2) the construction of a residential project on Seawall Lot 330 (Block 3770, Lots 1 and 2, Block 3771, Lot 1), across the Embarcadero from Pier 30-32. The cruise terminal would contain about 100,000 gross square feet (gsf) of floor area, while the commercial element would include about 370,000 gsf of office space and about 220,000 gsf of retail/entertainment space. About 450 parking spaces would be provided on the pier. The residential component, on the block bounded by the Embarcadero and Beale and Bryant Streets, would include about 350 dwelling units and 350 parking spaces. The FSEIR also analyzes a separate but related project involving the design and construction of the Brannan Street Wharf (Block 9900 Lots 34 and 36), a new, approximately 57,000-square-foot waterfront park along the Embarcadero just south of Pier 30-32.
Note: The public hearing on the Draft SEIR is closed. The Planning Commission does not conduct public review of Final EIRs. However, public comments on the certification of the revised FSEIR, which has been revised pursuant to an appeal of the original FSEIR to the Board of Supervisors, may be presented to the Planning Commission at the time it considers certification of the revised FSEIR
Preliminary Recommendation: Certify Revised FSEIR
14. 2002.0308E (N. TURRELL: (415) 558-5994)
2501 CESAR CHAVEZ STREET - Appeal of Preliminary Mitigated Negative Declaration. Assessor's Block 4339, Lot 001. The approximately 30,745-square-foot (s-f) project site is located at the southwest corner of Kansas and Cesar Chavez Streets in the Bayview Hunters Point Neighborhood. The proposed project would involve the demolition of three one-story industrial buildings, and construction of a five-story, approximately 65-foot-tall, 136,000-s-f self storage building, containing about 1,100 self storage units, 1,000 square feet (sf) of office space and 1,200 sf for a manager's residence. Seventeen off-street parking spaces would be provided on the ground floor of the proposed building. The site is zoned M-2 (Heavy Industrial), and is in a 65-J Height/Bulk District. The project would require a variance for providing less than the required number of off-street parking and loading spaces, and for not providing bicycle spaces, and shower facilities. The project site is in the Industrial Protection Zone Special Use District.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
15. 2001.1078C (R.CRAWFORD: (415) 558-6358)
1507 OCEAN AVENUE - (between Miramar and Capitol Avenues), Assessor's Block 6936 Lot 017) - Request under Planning Code Section 711.59 for Conditional Use

Approval for Automotive Repair. The Project will construct a 21.5 foot extension of the existing building for the installation of automotive accessories. Such a use is considered automotive repair under the Planning Code. The existing business, Mach III, will occupy the new space. The property is in an NC-2, Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approve with conditions

16. **Briefing on Discretionary Reviews**

F. DISCRETIONARY REVIEW HEARING

At Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

- 17a. 2002.0145DV (G. NELSON: (415) 558-6257)
313 4th AVENUE - east side between Clement Street and Geary Boulevard; Lot 003 in Assessor's Block 1436 - Request for Discretionary Review of Building Permit Application Nos. 2002.09.04.7508 and 2002.10.24.9869, proposing to legalize 2 dwelling units in a structure at the rear of the lot, and to expand portions of the front and rear of the single-family dwelling at the front of the lot, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Applications as Submitted.
- 17b. 2002.0145DV (G. NELSON: (415) 558-6257)
313 4th AVENUE - west side between Clement Street and Geary Boulevard; Lot 003 in Assessor's Block 1436 - Request for a Variance from the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140, and from the limitations on the expansion of a nonconforming structure of Section 188, to allow for the legalization of 2 dwelling units located in a structure at the rear of the lot, and to expand portions of the rear of the single-family dwelling located at the front of the lot, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
18. 2002.0834D (T. TAM: (415) 558-6325)
298 MAGELLAN AVENUE - west side between Pacheco Street and San Marcos Avenue; Lot 13 in Assessor's Block 2862 - Discretionary Review request for a Building Permit Application (No. 2002.04.23.4756) to allow construction of a two-story rear horizontal extension. The project is located in the RH-1D (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
19. 2002.0703D (G. CABREROS: (415) 558-6169)
32 RIVOLI STREET - north side between Cole and Belvedere Streets, Lot 010 in Assessor's Block 1285 - Request for Discretionary Review of Building Permit Application No. 2002.04.12.3885 proposing to add a second dwelling unit, a new third floor and a

rear horizontal extension to the ground floor of a single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

Adjournment:

5
4
5/02

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, December 5, 2002
12:30 PM

DOCUMENTS DEPT.

DEC - 2 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Calendars are available on the Internet at <http://www.sfgov.org/planning>
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To view the hearing on the Internet when it is carried on SFGTV-Channel 26:
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SFGTV Recorded Schedule: (415) 557-4293

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Planning Commission will consider a request for continuance to a later date. The Planning Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

2001.1174E (T. CHAN: (415) 558-5982)
436 CLEMENTINA STREET - **Appeal of a Preliminary Negative Declaration:** Assessor's Block 3732, Lot 62. The site is part of the major city block bounded by Howard Street to the north, Folsom Street to the south, 5th Street to the east, and 6th Street to the west within the South of Market neighborhood. Clementina and Tehama Streets are minor streets bisecting this city block. The proposed project would demolish the existing one-story, 5,000-square-foot warehouse on this 5,625-square-foot site and construct 28 residential condominium units over approximately 1,250 square feet (sq. ft.) of ground-floor commercial space, and eight off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 37,975 sq. ft. and 85 feet in height, an increase of 32,348 sq. ft. and seven stories in height above the existing structure. The project site is located within the RSD (Residential Service Mixed-Use) zoning district and within the 40-X/85-B height and bulk district. Projects within the RSD zoning district require a conditional use authorization to determine the residential density for buildings over 40 feet in height. The project site is also within the South of Market Redevelopment Plan Area.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
(Proposed for Continuance to January 9, 2003)

2002.0333E (J. KUGLER (415) 558-5983)
270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition a single-story unreinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Bronson Street. The project site is located in the Mission Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Continued from Regular Meeting of November 14, 2002)
(Proposed for Continuance to January 9, 2003)

2000.1311ECD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23rd STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use Authorization to allow [1] the construction of 54 dwelling units pursuant to Planning Code Section 215(a), [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units pursuant to Section A (iv) of the Mission District Interim Controls (MDIC;

as set forth in Board of Supervisors Resolution Number 500-02), [3] the conversion of a PDR (Production, Distribution, or Repair) use to a non-PDR use pursuant to Section E(v) of the MDIC, and [4] the provision of off-street parking in excess of that which is required pursuant to Section A(x) of the MDIC, in a C-M (Heavy Commercial) Zoning District, the NEMIZ (Northeast Mission Industrial Zone) as defined in Planning Commission Resolution 13794, a Mixed-Use Housing Zone as defined in Planning Commission Resolution 16202, and a 40-X Height and Bulk District. The proposal is to demolish an existing 21,000 square foot industrial building and construct a new structure containing 54 dwelling units on upper levels and 60 off-street parking spaces in a ground level garage. The building would be a maximum of four stories tall (approximately 40 feet in height).

Preliminary Recommendation: No Recommendation.

(Continued from Regular Meeting of July 18, 2002)

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002.

(Proposed for Continuance to December 12, 2002)

B. COMMISSION MATTERS

Commission Comments/Questions

C. DIRECTOR'S REPORT

Director's Announcements

Review of Past Week's Events at the Board of Supervisors and Board of Permit Appeals

Briefing on:

- a) Budget and Related Work Program Issues.
- b) Upcoming Budget Issues for 2003-2004.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

2002.0691B

(P. ARCE: (415) 558-5986)

499 ILLINOIS STREET – MISSION BAY SOUTH BLOCK X4 - Request under Planning Code Section 321(Office Development - Annual Limit) for a determination of the design quality of the proposed office development for a six-story building including 429,542 square feet of office space, approximately 14,294 square feet of retail space; parking for 484 vehicles and 25 bicycles; approximately 8,546 square feet of common areas; approximately 16,478 square feet of mechanical services and loading facilities; approximately 45,000 square feet of open space; and the development of adjacent sidewalks and landscaping, for a total of approximately 470,000 gross square feet, pursuant to Resolution No. 14702 by which the Planning Commission adopted findings

pursuant to Planning Code Section 321(b)(1) that the office development contemplated in the Mission Bay South Development Plan in particular promotes the public welfare, convenience and necessity, and in so doing, considered the criteria of Planning Code Section 321(b)(3)(A) through (G).

Preliminary Recommendation: Approval with conditions

2002.0395C

(G. NELSON: (415) 558- 6257)

417 31ST AVENUE - northwest corner at the intersection of Clement Street and 31st Avenue; Lot 001 in Assessor's Block 1463 - Request for Conditional Use authorization pursuant to Section 710.83 of the Planning Code to install a total of six antennas and related equipment within the belfry of an existing two-story, 40-foot tall (58 feet to top of tower), publicly-used structure known as the Lincoln Park Presbyterian Church, as part of Cingular's wireless telecommunications network within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a publicly-used structure.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of October 17, 2002)

a. 2002.0466EIKXC

(M. LI: (415) 558-6396)

555 and 575 MARKET STREET - south side between First and Second Streets; Lots 057 and 058 in Assessor's Block 3708 - Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including: an exception to the separation of towers requirement as permitted in Section 132.1(2), an exception to the rear yard requirements as permitted in Section 134(d), and an exception to the bulk requirements as permitted in Sections 270 and 272, and an exception to the requirement for independently accessible parking spaces as permitted in Section 155(c). The proposal is to allow (a) the relocation of approximately 81,700 square feet of office space from 575 Market Street to a horizontal addition at 555 Market Street, (b) the conversion of approximately 241,400 square feet of office space at 575 Market Street to up to 134 dwelling units, and (c) the provision of approximately 136 independently accessible parking spaces or approximately 176 parking spaces with valet service, which is the subject of a concurrent request for Conditional Use authorization. The project site lies within a C-3-0 (Downtown Office) District and a 300-S and 500-S Height and Bulk District. Preliminary Recommendation: Approval with Conditions

b. 2002.0466EIKXC

(M. LI: (415) 558-6396)

555 and 575 MARKET STREET - south side between First and Second Streets; Lots 057 and 058 in Assessor's Block 3708 - Request under Planning Code Section 303 for a Conditional Use authorization to provide parking in excess of the amount allowed as an accessory use, as part of a proposal to allow (a) the relocation of approximately 81,700 square feet of office space from 575 Market Street to a horizontal addition at 555 Market Street, (b) the conversion of approximately 241,400 square feet of office space at 575 Market Street to up to 134 dwelling units, and (c) the provision of approximately 136 independently accessible parking spaces or approximately 176 parking spaces with valet service. The proposal is also the subject of a concurrent hearing requesting a Determination of Compliance and the granting of exceptions pursuant to Section 309 of the Planning Code. The project site lies within a C-3-0 (Downtown Office) District and a 300-S and 500-S Height and Bulk District.

Preliminary Recommendation: Approval of 164 parking spaces (with valet), with conditions

2002.0124E

(L. KIENKER: (415) 558-5970)

2815 DIAMOND STREET (AKA Glen Park Marketplace) - Appeal of a Preliminary Negative Declaration - The project site is located in the Glen Park neighborhood, on the southeast corner of Diamond and Wilder Streets, Lots 25A, 26, 27, 28, 29, and 63, Assessor's Block 6745. The proposed project includes an approximately 8,759 gross-square-foot (gsf) public library, which would replace an existing branch library located at 653 Chenery Street, a 7,037 gsf neighborhood-serving grocery store, and a 22,520 gsf apartment block of 15 two-bedroom units. The proposed project would include 15 off-street residential parking spaces and two loading spaces, as well as the removal of 25 existing metered public parking spaces. An existing sewer line beneath Lot 29 would be realigned into Wilder and Diamond Streets and the easement vacated as part of the project. The project site is in the NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 40-X height and bulk district. The applicant would seek conditional use authorizations for use and lot size and variances to modify parking, rear yard, dwelling unit exposure, and open space requirements.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Meeting of November 21, 2002)

2002.0124CVR

(R. CRAWFORD: (415) 558-6358)

2815 DIAMOND STREET - east side at Wilder Street, between Bosworth and Chenery Streets, Assessor's Block 6745 Lots 025A, 026-029, and 063 - Request for a finding of General Plan consistency under Planning Code Section 101.1(d) for development of a public use (branch library). The Project is to construct a new two to four story mixed-use building on an approximately 16,000 square foot lot. The building would include an approximately 7,037 square foot of Other Retail Sales and Services use (Bi-Rite grocery/liquor store), an approximately 8,760 square foot public library, and 15 apartments with 15 off-street parking spaces in an NC-2, Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval.

2002.0124CVR

(R. CRAWFORD: (415) 558-6358)

2815 DIAMOND STREET - east side at Wilder Street, between Bosworth and Chenery Streets, Assessor's Block 6745 Lots 025A, 026-029, and 063. Request under Planning Code Sections 121.1 for development on a lot exceeding 9,999 square feet in area; 121.2 to allow nonresidential uses greater than 3,999 square feet in area (Bi-Rite grocery/liquor store, branch public library); and 711.83 to allow a Public Use (branch library). The Project is to construct a new two to four story mixed-use building on an approximately 16,000 square foot lot. The building would include an approximately 7,037 square foot of Other Retail Sales and Services use (Bi-Rite grocery/liquor store), an approximately 8,760 square foot public library, and 15 apartments with 15 off-street parking spaces in an NC-2, Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

2002.0124CVR

(R. CRAWFORD: (415) 558-6358)

2815 DIAMOND STREET - east side at Wilder Street, between Bosworth and Chenery Streets, Assessor's Block 6745 Lots 025A, 026-029, and 063. Request for Variances from Planning Code Section 151, to provide no parking spaces for proposed commercial and public uses where 14 are required; Section 134, rear yard, for 1,440 square feet of rear yard where 4,000 square feet are required; Section 135; usable open space, for 1,454 square feet of usable open space where 1,714 square feet are required; and Section 140, dwelling unit exposure, where 6 of 15 dwelling units do not have a window facing either a public right-of-way or a Code complying rear yard. The Project is to construct a new two to four story mixed-use building on an approximately 16,000 square

foot lot. The building would include an approximately 7,037 square foot of Other Retail Sales and Services use (Bi-Rite grocery/liquor store), approximately 8,760 square foot public library, and 15 apartments with 15 off-street parking spaces in an NC-2, Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

2002.0615C (D. SIDER: (415) 558-6697)
2700 MISSION STREET - southwest corner of 23rd Street; Lot 053 in Assessor's Block 3643 - Request for Conditional Use Authorization pursuant to Planning Code Section 781.5(a) to allow the establishment of a small self-service restaurant in the Mission Street Fast Food Subdistrict, an NC-3 (Neighborhood Commercial Moderate Scale) Zoning District, the area subject to the Mission District Interim Controls (as set forth in Board of Supervisors Resolution Number 500-02), and an 80-B Height and Bulk District. The proposal is convert approximately 500 square feet of an existing produce market to a sandwich and non-alcoholic beverage shop.

Preliminary Recommendation: Approval with Conditions.

2002.0633CK (B. FU: (415) 558-6613)
1070 CAPP STREET - west side, between 25th and 26th Streets, Lot 012 in Assessor's Block 6528 - Request for Conditional Use Authorization under Planning Code Sections 209.1 and 253, and pursuant to Planning Code Section 303, to allow the construction of four (4) dwelling units exceeding a height of 40 feet in an RH-3 (Residential, Three-Family House) District with a 50-X Height and Bulk designation.

Preliminary Recommendation: Approve project as proposed

E. DISCRETIONARY REVIEW HEARING

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2001.1168DD (M. SMITH: (415) 558-6322)
138 WHITNEY STREET - west side of the street between Fairmount and Randall Streets, Lot 007 in Assessor's Block 6664 - Staff initiated and public initiated requests for Discretionary Review of Building Permit Application No. 2000/12/19/8292, proposing to enlarge the existing detached garage at the front of the property to accommodate two cars and construct a two-story vertical addition above the garage to be used as accessory space for the existing dwelling unit, in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and Disapprove the Project

2002.1018D (J. PURVIS: (415) 558-6354)
322 RUTLEDGE STREET - north side between Alabama Street and Peralta Avenue; Lot 011 in Assessor's Block 5540 - Request for Discretionary Review of Building Permit Application No. 2002.07.22.2050 proposing to add 47 square feet of useable floor area and 66 square feet of balcony space to the rear of a single family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation and within the Bernal Heights Special Use District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

2002.1201D

(J. PURVIS: (415) 558-6354)

1350 UTAH STREET - west side between 24th and 25th Streets; Lot 005 in Assessor's Block 4264 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.05.03.5748 proposing the demolition of a one-story, single-family dwelling to be replaced with two three-family dwellings on a double-wide lot to be split into two lots in an RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

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DEC - 6 2002

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place

Tuesday, December 10, 2002

12:30 PM

SPECIAL MEETING

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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COMMUNICATIONS

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12:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. COMMISSION MATTERS

1. Commission Questions and Comments

B. DIRECTOR'S REPORT

1. Director's Announcements
2. Informational briefing on the San Francisco General Plan and General Plan procedures, updates and amendments, including the Housing Element.
3. Informational briefing on San Francisco Wireless Telecommunications Facilities Siting Guidelines, and other issues related to cellular antennas.

C. PUBLIC COMMENT

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Adjournment:

5
4
12/02

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

**Thursday, December 12, 2002
12:30 PM**

DOCUMENTS DEPT.

DEC - 9 2002

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
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Commission Secretary: Linda D. Avery

Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing on the Internet when it is carried on SFGTV-Channel 26:
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SFGTV Recorded Schedule: (415) 557-4293

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2002.0313CV (A. LIGHT: (415) 558-6254)
527 GOUGH STREET, west side between Grove and Fulton Streets, Lots 34 and 40, in Assessor's Block 793 -- Request for a Conditional Use authorization to develop a lot that is larger than 9,999 square feet. The proposal would demolish an auto repair garage and construct up to 21 dwelling units, with 4,800 square feet of ground-floor retail and 22 off-street parking spaces, and is also the subject of a concurrent hearing before the Zoning Administrator for a waiver of the rear yard requirement and a Variance from the dwelling unit exposure requirement. The project lies within a NC-3 (Neighborhood Commercial, Moderate Scale) District and within a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to December 19, 2002)
- 1b. 2002.0313CV (A. LIGHT: (415) 558-6254)
527 GOUGH STREET, west side between Grove and Fulton Streets, Lots 34 and 40, in Assessor's Block 793 -- Request for a waiver for the rear yard requirement in a Neighborhood Commercial District, and a Variance from the dwelling unit exposure requirement. The proposal would demolish an auto repair garage and construct up to 21 dwelling units, with 4,800 square feet of ground-floor retail and 22 off-street parking spaces, and is also the subject of a concurrent hearing before the Planning Commission for a Conditional Use authorization to develop a lot that is larger than 9,999 square feet. The project lies within a NC-3 (Neighborhood Commercial, Moderate Scale) District and within a 50-X Height and Bulk District.
(Proposed for Continuance to December 19, 2002)

B. COMMISSION MATTERS

2. Consideration of Adoption - draft minutes of November 14, 2002.
3. Commission Comments/Questions

C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
6. Briefing on Planning Department's Citywide Action Plan

D. REGULAR CALENDAR

7. 2000.1311EC (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23rd STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use Authorization to allow [1] the construction of 54 dwelling units pursuant to Planning Code Section 215(a), [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units pursuant to Section A(iv) of the Mission District Interim Controls (MDIC; as set forth in Board of Supervisors Resolution Number 500-02), [3] the conversion of a PDR (Production, Distribution, or Repair) use to a non-PDR use pursuant to Section E(v) of the MDIC, and [4] the provision of off-street parking in excess of that which is required pursuant to Section A(x) of the MDIC, in a C-M (Heavy Commercial) Zoning District, the NEMIZ (Northeast Mission Industrial Zone) as defined in Planning Commission Resolution 13794, a Mixed-Use Housing Zone as defined in Planning Commission Resolution 16202, and a 40-X Height and Bulk District. The proposal is to demolish an existing 21,000 square foot industrial building and construct a new structure containing 54 dwelling units on upper levels and 60 off-street parking spaces in a ground level garage. The building would be a maximum of four stories tall (approximately 40 feet in height). Preliminary Recommendation: Approve the project with modifications and conditions.

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002. Following the June 27 hearing, the Mission Interim Controls were amended such that a new Conditional Use Authorization is now required. Accordingly, the Commission will conduct a new hearing during which public comment will be re-opened.

8. 2002.0615C (D. SIDER: (415) 558-6697)
2700 MISSION STREET - southwest corner of 23rd Street; Lot 053 in Assessor's Block 3643 - Request for Conditional Use Authorization pursuant to Planning Code Section 781.5(a) to allow the establishment of a small self-service restaurant in the Mission Street Fast Food Subdistrict, an NC-3 (Neighborhood Commercial Moderate Scale) Zoning District, the area subject to the Mission District Interim Controls (as set forth in Board of Supervisors Resolution Number 500-02), and an 80-B Height and Bulk District. The proposal is to convert approximately 500 square feet of an existing produce market to a sandwich and non-alcoholic beverage shop.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of December 5, 2002)
9. 2002.0618C (D. SIDER: (415) 558-6697)
560 VALENCIA STREET - west side between 16th and 17th Streets; Lot 009 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow the establishment of a nonresidential use size in excess of 2,999 square feet pursuant to Planning Code Section 726.21 and 790.130 and in excess of 2,000 square feet pursuant to Board of Supervisors Resolution Number 500-02 (Mission District Interim Controls) in the Valencia NCD (Valencia Street Neighborhood Commercial District), the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District. The proposal is to subdivide an existing furniture store of 7,630 gross square feet into two smaller establishments of 3,191 gross square feet each. The use of the northern bay would be

converted to that of a full-service restaurant as defined by Planning Code Section 726.42 while the southern bay would remain a retail use as defined by Planning Code Section 726.40. Exterior alterations are limited to storefront improvements for each bay.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of November 14, 2002)

10. 2002.0805E (C. ROOS: (415) 558-5981)
MID MARKET REDEVELOPMENT PLAN - Public Hearing on the Draft Environmental Impact Report (DEIR). The San Francisco Redevelopment Agency (SFRA) proposes the Mid-Market Redevelopment Plan for the Mid-Market Project Area, located in downtown San Francisco, generally from Fifth Street to Tenth Street along the Market and Mission Streets corridor. The Project Area encompasses 14 Assessor's Blocks in portion or in entirety: 341, 342, 350, 355 (North of Market), 3507, 3508, 3509, 3701, 3702, 3703, 3704, 3725, 3727, and 3728 (South of Market). A Mid-Market Special Use District would also include A/B 351 (North of Market). The Mid-Market Plan is a 30-year program that would authorize the SFRA to participate in certain projects and programs to help alleviate blighting conditions in the project area. Plan implementation would include about 5,970,000 square feet of new and rehabilitated space: including about 2,890,000 square feet of housing, 1,200,000 square feet of office space, 548,000 square feet of parking, 106,000 square feet of institutional space, 394,000 square feet of retail space, 385,000 square feet of hotel use, and 351,500 square feet of theater and art space. The overall development assumed in the Mid-Market Plan would occur over a 30-year time period. The DEIR analyzes overall changes in land use in the Project Area for the year 2020. It does not assume detailed plans for specific development sites.
Preliminary Recommendation: Receive Comments, No Action Required. The DEIR public comment period ends at 5 pm, December 17, 2002.
11. 2002.0836C (T. WANG: (415) 558-6335)
3711 19TH AVENUE - Within Villas Park Merced residential community, the project site is in the 100 Block of Juan Bautista Circle and west side between Font Boulevard and Bucareli Drive; Lot 001 in Assessor's Block 7335 - Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to construct a one-story, child-care facility for relocating an existing Montessori preschool from its current location within Villas Park Merced; and under Section 157 of the Planning Code to allow eight off-street parking spaces for the new child-care facility, exceeding the amount classified as accessory parking by four spaces on a portion of the lot. The project is in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 12a. 2001.0283ICV (M. LI: (415) 558-6396)
380-386 ELLIS STREET - north side between Jones and Taylor Streets, Lot 011 in Assessor's Block 0324 - Report from the Zoning Administrator to the Planning Commission that an Abbreviated Institutional Master Plan has been filed by SOAR International Exchange to (1) establish a religious institution, (2) establish a post-secondary educational institution, and (3) establish group housing associated with the post-secondary educational institution. The Commission may either hold or not hold a public hearing on such plan.
Preliminary Recommendation: Do not hold a hearing on the Abbreviated Institutional Master Plan
- 12b. 2001.0283ICV (M. LI: (415) 558-6396)
380-386 ELLIS STREET - north side between Jones and Taylor Streets, Lot 011 in Assessor's Block 0324 - Request for conditional use authorization by SOAR International Exchange to (1) establish a religious institution, (2) establish a post-secondary educational institution, (3) establish group housing associated with the post-secondary

educational institution, and (4) construct a building exceeding a height of 40 feet within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Subarea No. 2, and an 80-130-T Height and Bulk District. The proposed project is the demolition of an existing one-story commercial building and the construction of an eight-story, 80-foot-high building containing religious, educational, and group housing uses. The Zoning Administrator will consider a request for a variance from the parking requirements for the post-secondary educational institution and group housing components of the project.

Preliminary Recommendation: Approval with conditions

- 12c. 2001.0283ICV (M. LI: (415) 558-6396)
380-386 ELLIS STREET - north side between Jones and Taylor Streets; Lot 011 in Assessor's Block 0324 - Parking variance sought by SOAR International Exchange. The proposed project is the demolition of an existing one-story commercial building and the construction of an eight-story, 80-foot-high building containing religious, educational, and group housing uses within an RC-4 (Residential-Commercial Combined, High Density) District, the North of Market Residential Special Use District Subarea No. 2, and an 80-130-T Height and Bulk District. A total of 19 off-street parking spaces for the group housing units and one space for the post-secondary educational institution are required. The project proposes to provide a total of eight off-street parking spaces.

F. DISCRETIONARY REVIEW HEARING

At Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

- 13a. 2002.0937DD (K. SIMONSON: (415) 558-6321)
355-57 20TH AVENUE - west side between Geary Boulevard and Clement Street, Lot 11 in Assessor's Block 1452 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2001.12.06.4674, proposing to demolish a two-story over garage building containing two dwelling units. The subject property is in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
(Continued from Regular Meeting of November 14, 2002)
- 13b. 2002.0937DD (K. SIMONSON: (415) 558-6321)
355-57 20TH AVENUE - west side between Geary Boulevard and Clement Street, Lot 11 in Assessor's Block 1452 - Request for Discretionary Review of Building Permit Application 2001.12.06.4676S, to construct a new three-story over garage building containing three dwelling units. The subject property is in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of November 14, 2002)

14. 2002.0851D (G. CABREROS: (415) 558-6169)
52 CERVANTES BOULEVARD - north side between Fillmore and Beach Streets, Lot 007 in Assessor's Block 0443A - Request for Discretionary Review of Building Permit Application No. 2002.02.25.9981 proposing to construct a three-story horizontal addition to the rear of an existing single-family residence in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of November 14, 2002)
15. 2002.0773D (M. WOODS: (415) 558-6315)
455 8th AVENUE - west side between Geary Boulevard and Anza Street, Lot 8 in Assessor's Block 1536 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Permit Application No. 2001.02.01.1130 for the demolition of a three-story, single-family dwelling. (The project also proposes the new construction of a three-unit building under separate permit.) The subject property is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition permit application as submitted.
(Continued from Regular Meeting of November 14, 2002)
16. 2002.1110DD (G. NELSON: (415) 558-6257)
323 26TH AVENUE - west side between California and Clement Streets; Lot 003 in Assessor's Block 1407 - Staff-Initiated Discretionary Review and Requests for Discretionary Review by members of the public of Building Permit Application 2002.03.11.1078, proposing to substantially alter an existing three-story single-family house by extending the building to the front, rear, side, adding a fourth floor, and adding two additional dwelling units in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The altered building will contain three dwelling units and three off-street parking spaces.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
17. 2002.1022D (G. NELSON: (415) 558-6257)
21 BUENA VISTA EAST AVENUE - east side between Haight and Waller Streets; Lot 009A in Assessor's Block 1241 - Request for Discretionary Review of Building Permit Application No. 2002.07.02.0452, proposing to make interior modifications to a residential structure containing 14 guest rooms and one dwelling unit, located in an RH-3 (Residential, House, Three-Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve project as submitted.
18. 2002.1103D (J. VOLLMANN: (415) 558-6612)
2319-2321 WASHINGTON STREET - south side between Buchanan and Webster Streets, Lot 024 in Assessor's Block 0613 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2002.07.12.1374, proposing to convert a two-unit building into a single-family house. The proposal does not include any exterior expansion of the building. The project is located in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Disapprove the Building Permit Application.

19. 2002.0949D (J. PURVIS: (415) 558-6354)
70 WATERVILLE STREET - west side between Helena and Augusta Streets; Lot 020 in Assessor's Block 5378 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.07.25.2279 proposing the demolition of a one-story, single-family dwelling to be replaced with a three-story, single-family dwelling in an RH-1 (Residential, House, One-Family) District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
20. 2001.1176D (S. VELLVE: (415) 558-6263)
2998 22ND AVENUE - east side between Ocean Avenue and Sloat Boulevard, Lot 007 in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application 2001.10.09.0234, proposing an 11 foot horizontal addition at the ground/first floor, a 7 foot horizontal addition at the second floor and a partial third floor. The property is located within a RH-i(D) (House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the building permit application with modifications.

G. PUBLIC COMMENT

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 408
City Hall, 1 Dr. Carlton B. Goodlett Place

Tuesday, December 17, 2002

12:30 PM

Special Meeting

DOCUMENTS DEPT.

DEC 16 2002

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President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

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Commission Secretary: Linda D. Avery

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

12:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein; Kevin Hughes;
Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSION MATTERS

1. Commission questions/comments

C. DIRECTOR'S REPORT

2. Director's Announcements
3. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
4. Better Neighborhoods Briefing

D. REGULAR CALENDAR

- 5a. 2002.0958CV (B.FU: 415-558-6613)
1271-1275 MISSION STREET - south side, between 8th and 9th Streets, Lot 075 in Assessor's Block 3728 - Request for Conditional Use Authorization (CU) under Planning Code Section 303, to amend the conditions of approval of the previously approved CU to allow the conversion of approximately 3,000 square feet of existing basement storage space to assembly and social service use as defined by Planning Code Section 890.50(a), in a SLR (Service/Light Industrial/Residential Mixed Use) District with a 65-X Height and Bulk designation. The total area will be approximately 9,000 square feet. The project will continue to be operated by SAGE Project, Inc.
Preliminary Recommendation: Approve project as proposed
- 5b. 2002.0958CV (B.FU: 415-558-6613)
1271-1275 MISSION STREET - south side, between 8th and 9th Streets, Lot 075 in Assessor's Block 3728 - Request for an off-street parking Variance, pursuant to Section 151 of the Planning Code, will be considered by the Zoning Administrator in a SLR (Service/Light Industrial/Residential Mixed Use) District with a 65-X Height and Bulk designation. A total of seven (7) additional spaces are required as the result of the project. The proposal is to provide no off-street parking spaces.
6. 2002.0717DDDDD (M. SMITH: (415) 558-6322)
653 DUNCAN STREET - south side of the street between Diamond and Castro Streets, Lot 035 in Assessor's Block 6604 - Requests for Discretionary Review of Building Permit Application No. 2002.02.19.9476, proposing to construct a one-story vertical addition at the rear of the building, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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NOTICE OF SPECIAL MEETING OF THE SAN FRANCISCO PLANNING COMMISSION

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 19, 2002
12:30 PM**

Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing on the Internet when it is carried on SFGTV-Channel 26:

<http://www.sfgov.org>
SFGTV Recorded Schedule: (415) 557-4293

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

ROLL CALL: Commissioners Shelley Bradford Bell; Michael J. Antonini; Rev. Edgar E. Boyd;
Lisa Feldstein; Kevin Hughes; Sue Lee; William L. Lee

SPECIAL CALENDAR

A. DIRECTOR'S REPORT

1. Director's Announcements
2. Eastern Neighborhoods & Community Planning Informational Presentation

Adjournment:

DOCUMENTS DEPT

DEC 16 2002

SAN FRANCISCO
PUBLIC LIBRARY

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 19, 2002

1:30 PM

DOCUMENTS DEPT.

REGULAR MEETING

DEC 16 2002

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Monday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM _____

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0915EC (J. MILLER: (415) 558-6344)
1635 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue, Lot 14 in Assessor's Block 646 - Request for authorization to modify a previously authorized Conditional Use (Case No. 2000.527C, Motion No. 16165) and Environmental Evaluation (Case No. 2000.527E). The current request would permit construction of a seven-story building containing 36 dwelling units on six floors over a ground floor with a retail space of up to 5,000 square feet and a below-grade, two-level garage containing 53 off-street parking spaces, on a lot in excess of 10,000 square feet (10,321.5 square feet), after demolition of an automobile storage garage, in the Polk Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to January 16, 2003)
2. 2002.0812XC (D. DiBARTOLO: (415) 558-6291)
61 - 69 CLEMENTINA STREET - south side of Clementina between First and Second Streets, Lots 36 & 37 in Assessor's Block 3736 -- Request under (1) Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including: an exception to the rear yard requirements as permitted in Section 134(d); and an exception to the Separation of Towers requirement as permitted in Section 132.1(c); to construct a 75-foot tall, 7 story building containing nine (9) residential dwelling units and nine (9) off-street parking spaces; and (2) Planning Code Section 204.5 for Conditional Use authorization to allow non-accessory parking. The project site is within a C-3- (SD) (Downtown Office, Special Development) District, and a 200-S Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 16, 2003)
3. 2002.0779E (NAVARRETE: 558-5975)
150 BROADWAY (A.K.A. 190 BROADWAY) - Assessor's Block 0141, Lot 011. **Appeal of Preliminary Mitigated Negative Declaration.** The proposed project includes the construction of 87 affordable housing units; 41 off-street parking spaces; a 3,500-square-foot childcare facility; a community room, multi-purpose room and offices associated with the residential use; 2,000 square feet of retail space; and one freight-loading space. The project would consist of three buildings: one three stories tall (approximately 40 feet in height); a second five stories tall (about 50 feet); and the third structure eight stories tall (about 80 feet). The proposed structures would total approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site; the remainder of the site is vacant. The site was formerly occupied by the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use authorization.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for continuance to March 6, 2003)

B. COMMISSION MATTERS

4. Consideration of Adoption - draft minutes of 11/21/02; 11/26/02; 12/05/02; 12/10/02.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

8. 2002.0110EKC (G. NELSON: (415) 558-6257)
2130 FULTON STREET - north side between Parker and Masonic Streets; Lot 003 in Assessor's Block 1145: Request for Conditional Use authorization pursuant to Section 209.3(i) of the Planning Code to expand an educational institution (University of San Francisco) and, pursuant to Section 253 of the Code, construction exceeding 40' in height within an RH-2 (Residential, House, Two-Family) District and a 80-D Height and Bulk District. The proposal also seeks an exception to the bulk limit per Section 271 of the Code. The proposal is to construct a new, four-story building adjacent to the existing McLaren Center, with its primary façade along Fulton Street.
Preliminary Recommendation: Approval with conditions
9. 2002.0723C (G. NELSON: (415) 558-6257)
491 HAIGHT STREET - southeast corner at the intersection of Fillmore Street and Haight Street; Lot 025 in Assessor's Block 859 - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of two antennas and related equipment on the roof of and within the basement of an existing four-story, 45-foot tall, mixed use (21 apartments over ground floor commercial) structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 5 as it is a mixed-use building in a high-density district.
Preliminary Recommendation: approval with conditions
- 10a. 2002.0951XV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including: an exception to the rear yard requirements as permitted in Section 134(d). The proposal is to convert 9,420 square feet of office space to 10 dwelling units. There will be no physical expansion of the existing building. The project site lies within a C-3-G (Downtown General Commercial) District and an 80-130-F Height and Bulk District. The Zoning Administrator will hold a simultaneous hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with conditions
- 10b. 2002.0951XV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - Off-street parking variance sought. The proposal is to convert 9,420 square feet of office space to 10 dwelling units. There will be no physical expansion of the existing

building. The parking requirement for the proposed project is three spaces, and the project is proposing zero spaces.

11. 2002.1112C (A. LIGHT: (415) 558-6254)
560 HAYES STREET - north side between Octavia and Laguna Streets, Lot 8, in Assessor's Block 807 - Request for a Conditional Use authorization to permit the operation of a liquor store. The project lies within the Hayes-Gough Neighborhood Commercial Zoning District, and within a 50-X Height and Bulk District. This proposal is to locate an approximately 400 square-foot wine shop specializing in Japanese sake to be known as "True Sake", in a currently vacant ground floor retail space at the project site. (The project sponsor is seeking a State of California Alcoholic Beverage Control Board License Type 20 -- off-sale beer and wine.) Section 720.45 of the Planning Code requires a Conditional Use authorization by the Planning Commission for the operation of a liquor store in the Hayes-Gough Neighborhood Commercial District. (The definition of "liquor store" under Section 790.55 includes specialty shops that sell beer and wine products, such as sake.)
Preliminary Recommendation: Approval with conditions
- 12a. 2002.0313CV (A. LIGHT: (415) 558-6254)
527 GOUGH STREET, west side between Grove and Fulton Streets, Lots 34 and 40, in Assessor's Block 793 -- Request for a Conditional Use authorization to develop a lot that is larger than 9,999 square feet. The proposal would demolish an auto repair garage and construct up to 21 dwelling units, with 4,800 square feet of ground-floor retail and 22 off-street parking spaces, and is also the subject of a concurrent hearing before the Zoning Administrator for a waiver of the rear yard requirement and a Variance from the dwelling unit exposure requirement. The project lies within a NC-3 (Neighborhood Commercial, Moderate Scale) District and within a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 12, 2002)
- 12b. 2002.0313CV (A. LIGHT: (415) 558-6254)
527 GOUGH STREET, west side between Grove and Fulton Streets, Lots 34 and 40, in Assessor's Block 793 -- Request for a waiver for the rear yard requirement in a Neighborhood Commercial District, and a Variance from the dwelling unit exposure requirement. The proposal would demolish an auto repair garage and construct up to 21 dwelling units, with 4,800 square feet of ground-floor retail and 22 off-street parking spaces, and is also the subject of a concurrent hearing before the Planning Commission for a Conditional Use authorization to develop a lot that is larger than 9,999 square feet. The project lies within a NC-3 (Neighborhood Commercial, Moderate Scale) District and within a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 12, 2002)
13. 2002.0926TM (P. LORD: (415) 558-6311)
THIRD STREET ALCOHOL RESTRICTED USE DISTRICT - Consideration of an Ordinance adding Section 782 to the Planning Code to create a Third Street Alcohol Restricted Use District prohibiting liquor establishments and regulating existing non-conforming liquor establishments; amending Section 249.14 of the Planning code to remove inconsistent regulations regarding liquor establishments; amending Zoning Map Sheet 8SU and 10SU of the City and County of San Francisco to indicate the boundaries of the Third Street Alcohol Restricted Use District, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval

- 14a. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - Amendment to the Planning Code to 1) add Section 249.23 for the creation of a Special Use District, the Haight Street Senior Affordable Housing Special Use District, and allowing the following exceptions from Code requirements upon approval as a Conditional Use: residential density bonus of up to 6 senior affordable dwelling units, in addition to the 34 dwelling units as permitted under RM-1 District (for a total of 40 units); and modifications or exceptions to rear yard, dwelling unit exposure, useable open space, and off-street parking requirements in the RM-1 District, and 2) amendment to the Planning Code to add Section 263.16 to create a special height control for the Haight Street Senior Affordable Housing Special Use District, and allowing up to a maximum of the 60-X Height and Bulk District standards.
Preliminary Recommendation: Adoption of the Draft Resolution for the Planning Code Amendments for the creation of the new Special Use District
(Continued from Regular Meeting of November 21, 2002)
- 14b. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - 1) Amendment to the Zoning Map (Sheet 7) to create and delineate the Haight Street Senior Affordable Housing Special Use District to include the above-referenced property, and 2) Amendment to the Zoning Map (Sheet 7H) to change the Height and Bulk District classification from 40-X to 60-X for the above-referenced property.
Preliminary Recommendation: Adoption of the Draft Resolution for reclassification of the proposed Height District
(Continued from Regular Meeting of November 21, 2002)
- 14c. 2002.0451ECKTZ (M. WOODS: (415) 558-6315)
1250 HAIGHT STREET - north side, between Lyon Street and Central Avenue, Lots 11 and 14 in Assessor's Block 1234 - Request for Conditional Use authorization to remodel and horizontally expand the existing Third Church of Christ Scientist building, and to demolish the classroom wings, and the Reading Room building, located on the west portion of the site, for the development of a 40-unit affordable senior housing facility. Most of the construction work would occur within the existing building envelope, except for an approximately 800 square-foot addition at the rear of the Church. The existing Third Church of Christ Scientist building is approximately 60 feet tall and is in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 21, 2002)
15. 2002.0942C (D. JONES: (415) 558-6477)
470-476 CASTRO STREET - west side of Castro Street between 17th and 18th Streets, Lot 012 in Assessor's Block 2647- Request for Conditional Use Authorization pursuant to Planning Code sections 715.67 and 303 to establish a video store (Superstar Video) on the ground floor of a retail commercial building with an existing non-conforming use size of approximately 4,400 square feet within the Castro Street Neighborhood Commercial and a 40-X Height and Bulk District. The current use of the subject property is a retail grocery store (Valley Pride).
Preliminary Recommendation: Approve with conditions
- 16a. 2001.1058CEKZ (G. CABREROS: (415) 558-6169)
2161 SUTTER STREET - south side between Pierce and Steiner Streets; Lot 005 in Assessor's Block 0682 - Request to amend the Planning Code Zoning Map to reclassify Lot 005 from an NC-2 (Small-Scale Neighborhood Commercial) Zoning District to an RM-3 (Residential, Mixed, Medium Density) Zoning District. The proposal to reclassify Lot

005 (5,156 square feet in area), which abuts an existing RM-3 Zoning District to the south, is to allow for up to 24 new dwelling units to be constructed as an addition to the adjacent apartment complex, known as 2000 Post Street which contains 304 dwelling units and which was originally approved in 1981 as a Planned Unit Development (PUD). Preliminary Recommendation: Adopt Reclassification

- 16b. 2001.1058CEKZ (G. CABREROS: (415) 558-6169)
2161 SUTTER STREET - south side between Pierce and Steiner Streets; Lot 005 in Assessor's Block 0682 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 50-X Height and Bulk District -- Request for Conditional Use authorization pursuant to Section 304 of the Planning Code to allow the addition of up to 24 new dwelling units to the existing adjacent 304-unit Planned Unit Development (PUD) known as 2000 Post Street, which was originally approved in 1981. The proposal to construct up to 24 units is permitted with Conditional Use authorization provided that Lot 005 is reclassified to an RM-3 (Residential, Mixed, Medium Density) Zoning District.
Preliminary Recommendation: Approval with conditions

E. DISCRETIONARY REVIEW HEARING

Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

17. 2002.1130D (T. TAM: (415) 558-6325)
3739-16TH STREET - south side, between Castro and Flint Streets, Lot 35 in Block 2622 - Mandatory Discretionary Review request, under Planning Commission Resolution Number 16078, for a building permit (No. 2002.10.02.7994s) to allow reduction of dwelling units (from three to two) on the subject property. The property is located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the dwelling unit merger as proposed.
- 18a. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET - east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.08.01.2923 to demolish an existing single-family dwelling and replace it with a new single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
- 18b. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET - east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Front Setback and Rear Yard Variances Sought - Planning Code Section 132 (a) requires a front setback of 2 feet 7 inches and Section 136(c)(25)(A) requires a minimum rear yard of 15 feet for the subject lot. The proposed new single-family dwelling would encroach 7 inches into the required front setback and would encroach 9 feet into the required rear yard, extending to within 6 feet of the rear

property line in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

19. 2002.0832D (D. JONES: (415) 558-6477)
1121 MORAGA STREET - south side, between 18th and 17th Avenues, Lot 030 in Block 2032 - Discretionary Review request, for a building permit (No. 2002.04.17.4126s) to allow the construction of a new third story and rear deck to the existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as modified.
20. 2002.0267D (M. SNYDER: (415) 558-6891)
1600 MISSION STREET southwest corner of Mission Street and Otis Street, Lot 1 in Assessor's Block 3512 - Request for Discretionary Review of Building Permit Application No. 2002.03.19.1823 proposing to construct a four story vertical addition at the southern end of the property, which would add approximately 6,500 gross square feet of office use specifically for design professionals. The property is within the C-M (Heavy Commercial) District, and a 105-J Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

